

## Property Maintenance Code

Chapter 105, of the Code of Ordinances of the City of Rockford, Illinois, is hereby amended as follows:

Section 105-197 is amended as follows:

### **Section 105-197. Adopted by reference.**

The ICC International Property Maintenance Code/2021 as recommended by the International Code Council, Inc. is hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and amendments contained in Section 105-198 of this article.

Section 105-198 is amended as follows:

### **Section 105-198 Amendments, additions and deletions.**

Amendments to the ICC International Maintenance Property Code 2021 have not been set out herein, but can be found on file with the appropriate department of the city for review and purchase by the public.

### **Amendments to the Property Maintenance Code:**

**The ICC International Property Maintenance Code/2015 edition is amended as noted below.**

(1) Section 101.1 is amended as follows:

**[A] 101.1 Title.** These regulations shall be known as the ~~International Property Maintenance Code~~ of the City of Rockford, Illinois, hereinafter referred to as “this code.”

(2) Section 102.3 is amended as follows:

**[A] 102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code, International Existing Building Code, ~~International Energy Conservation Code~~, Illinois Energy Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, ~~International Plumbing Code~~, Illinois Plumbing Code, and NFPA 70.* Nothing in this code shall be construed to cancel, modify or set aside any provision of the ~~International Zoning Code~~ City of Rockford Illinois Code of Ordinances or statutes of the State of Illinois.

(3) Section 103.5 is amended as follows:

**[A] 103.5 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as ~~indicated in the following schedule~~ prescribed in the City of Rockford License and Fee Schedule Ordinance.

(4) Section 103.6 is added as follows:

**103.6 Restriction of Employees.** An official or employee connected with the enforcement of this code, except whose only connection is that of a member of the *board of appeals* established under the provisions of Section 111 of this code, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials, or appliances for the construction, alteration, or maintenance of a building, or the preparation of construction documents thereof, unless that person is the *owner* of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

(5) Section 107.3 is amended as follows:

**[A] 107.3 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered to the *owner* personally;
2. Sent by ~~certified or~~ first-class mail, postage pre-paid, addressed to the *owner* at the last known address; or
3. ~~If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.~~
3. Sent by certified mail, postage pre-paid, addressed to the *owner* at the last known address with return receipt requested, if required by State of Illinois law.

(6) Section 108.4 is amended as follows:

**[A] 108.4 Placarding.** Upon failure of the *owner*, ~~owner's authorized agent~~ or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard ~~bearing the word "Condemned"~~ of condemnation and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

(7) Section 109.1 is amended as follows:

**[A] 109.1 Imminent danger.** When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, or when the structure is unfit for human habitation, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at ~~each~~ the primary entrance to such structure a notice ~~reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official."~~ of condemnation. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same. Access to condemned property shall only be by persons authorized for such access by the City of Rockford and as allowed by law.

(8) Section 110.1 is amended as follows:

**[A] 110.1 General.** The *code official* shall order the *owner* ~~or owner's authorized agent~~ of any *premises* upon which is located any structure, which in the *code official's* ~~or owner's authorized agent~~ judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe,

insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to ~~board up~~ secure the structure and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* ~~or owner's authorized agent~~ to demolish and remove such structure, or ~~board up~~ secure the structure until future repair. ~~Boarding the building up~~ Securing the structure for future repair shall not extend beyond ~~one year~~ sixty days (60 days), unless *approved* by the building code official.

(9) Section 110.3 is amended as follows:

**[A] 110.3 Failure to comply.** In accordance with State of Illinois Compiled Statutes Chapter 65 Section 5/11-31-1, ~~If~~ if the *owner* of a *premises* ~~or owner's authorized agent~~ fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

(10) Section 111.2 is amended as follows:

**[A] 111.2 Membership of board.** The board of appeals shall be the Building Board of Appeals as prescribed in Section 113.0 of the International Building Code as amended and adopted by the City of Rockford.

(11) Sections 111.2.1 through 111.2.5 are deleted.

~~**[A] 111.2.1 Alternate members.** The chief appointing authority shall appoint not less than two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.~~

~~**[A] 111.2.2 Chairman.** The board shall annually select one of its members to serve as chairman.~~

~~**[A] 111.2.3 Disqualification of member.** A member shall not hear an appeal in which that member has a personal, professional or financial interest.~~

~~**[A] 111.2.4 Secretary.** The chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.~~

~~**[A] 111.2.5 Compensation of members.** Compensation of members shall be determined by law.~~

(12) Sections 111.4 is amended as follows:

**[A] 111.4 Open hearing.** ~~All~~ All hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official* and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of ~~a minimum of two thirds~~ not less than four (4) of the board membership.

(13) Sections 111.6 is amended as follows:

**[A] 111.6 Board decision.** The board shall modify or reverse the decision of the *code official* only by a concurring vote of a majority of ~~the total number of appointed~~ board members present.

(14) Section 202.0 GENERAL DEFINITIONS is amended as follows:

**BUILDING.** Any structure used or intended for supporting or sheltering a use or occupancy.

**[A] STRUCTURE.** That which is built or constructed or a portion thereof except structures for roadway purposes that are located in the public right-of-way.

(15) Section 302.1 is amended as follows:

**302.1 Sanitation.** ~~E~~ All exterior property and premises shall be maintained in a clean, safe and sanitary condition and free from any accumulation of rubbish or garbage. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. The code official may order the removal of garbage, debris, and rubbish/refuse in accordance with Illinois Compiled Statutes, Chapter 65, Section 5/11-20-13. When accumulation of garbage, debris, and rubbish/refuse endangers the public health and safety or when there is actual or potential danger in the proximity of dwellings and/or the public right-of-way, the code official may cause the removal of such garbage or debris, either through an available public agency or by contract or arrangement with private persons, and the cost of such removal shall be charged against the real estate upon which the garbage and debris is located.

(16) Section 302.4 is amended as follows:

**302.4 Weeds.** All premises and exterior property not improved with a structure and greater than one (1) acre in size shall be maintained free from weeds or plant growth in excess of 10" (254 mm). All other premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches (203.2 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, overgrowth, and underbrush other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

~~Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.~~

Enforcement of this provision shall be as provided in this Code and in Article I., Chapter 17 of the City of Rockford Code of Ordinances, and the provisions of the Illinois Compiled Statutes, Chapter 65, Section 5/11-20-7. The City may pursue any or all of the remedies provided above in enforcement of this provision. When overgrowth of weeds or plants endangers the public health and safety or when there is actual or potential danger in the proximity of dwellings and/or the public right-of-way, the code official may cause the cutting of such weeds or plants, either through an available public agency or by contract or arrangement with private persons, and the cost of such cutting shall be charged against the real estate upon which the weeds or plants are located.

The City, at the sole discretion of the code official, may exclude from the provisions of this section any land located in a public nature area or any land not located within 200 feet of any property containing a private residence or place of public use, provided that such weeds do not otherwise cause a health or safety hazard in the opinion of the code official.

(17) Section 302.7 is amended as follows:

**302.7 Accessory structures.** Accessory structures, including *detached* garages, fences and walls, and retaining walls shall be maintained structurally sound and in good repair. All garages where a garage door was intended or installed, must be provided with a functioning garage door.

(18) Section 302.8 and the exception are deleted entirely and replaced as follows:

~~**302.8 Motor vehicles.** Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.~~

~~**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.~~

**302.8 Motor vehicles.** All inoperable vehicles, whether on public or private property and in plain view of the general public are hereby declared to be a public nuisance pursuant to 65 ILCS 5/11-40-3. In accordance with the procedures outlined in 65 ILCS 5/11-40-3 and 625 ILCS 5/4-201 the abandonment of vehicles is prohibited on public or private property and the City is authorized to remove such abandoned vehicles.

(19) Section 302.8.1 is added as follows:

**302.8.1 All motor vehicles in residential areas.** Motor vehicles parked in residential areas, including but not limited to autos, motorcycles, vans, trucks, motor homes, campers, travel trailers, boats, snowmobiles, jet skis, recreational vehicles, and utility trailers shall comply with the City of Rockford Zoning Ordinance Section 40-002-F.

(20) Section 302.8.2 is added as follows:

**302.8.2 Vehicles in commercial and industrial areas.** Vehicles located in commercial and industrial areas and the storage or repair of vehicles in these areas shall comply with the City of Rockford Zoning Ordinance.

(21) Section 302.10 is added as follows:

**302.10 Cisterns.** Pursuant to Illinois Compiled Statutes, Chapter 65, Section 5/11-20-10, cisterns unused and abandoned shall be filled with clean fill and sealed with a non-removeable cover as prescribed by the code official.

(22) Section 304.3 is amended as follows:

**[F] 304.3 Address Premises identification.** Buildings shall be provided with ~~approved~~ City of Rockford assigned address identification numbers, building numbers, or approved building identification. ~~The address identification shall be legible and placed in a position that is plainly legible and to be visible from the street or road fronting the property to which the building is addressed.~~ Address identification characters shall contrast with their background. Address characters shall be Arabic numerals or English alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) in height ~~with a minimum stroke width of 0.5 inch (12.7 mm) when less than 100 feet from the street.~~ When over 100 feet and less than 200 feet from the street, the address characters shall be 5 inches (128 mm) high. Wherever the primary entry doors are visible from the address street, the address characters shall be displayed above, on, or adjacent to the primary entry doors. ~~Where required by the fire~~

code official, address identification shall be provided in additional approved locations to facilitate emergency response. ~~Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Where a building is more than 500 feet from the street, displaying the address characters at an additional location on a building identification sign or other approved location near and viewable from the street is encouraged.~~ Address identification shall be displayed where remaining visible at all times. Address identification shall be maintained.

(23) Section 304.11 is amended as follows:

**304.11 Chimneys and towers.** ~~€~~ All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. € ~~All~~ exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. All unlined masonry chimneys shall be provided with a cleanout near the bottom of the chimney. The cleanout opening shall be sealed tight with a non-combustible material cover.

(24) Section 304.14 is amended as follows:

**304.14 Insect screens.** During the period from April 1 to October 1, every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every ~~screen door used for insect control~~ swinging door shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

(25) Section 304.18.1 is amended as follows:

**304.18.1 Doors.** Doors providing access to a *dwelling unit, rooming unit or housekeeping unit* ~~that is rented, leased or let~~ shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

(26) Section 308.3.1 is amended as follows:

**308.3.1 Garbage facilities.** The *owner or tenant* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; ~~an approved incinerator unit in the structure available to the occupants in each dwelling unit~~; or an *approved* leakproof, covered, outside garbage container.

(27) Section 404.3 exception #2 is amended as follows:

**Exceptions:**

2. *Basement* rooms in one- and two-family dwellings occupied exclusively for bathroom, toilet room, laundry, study or recreation purposes, having a ~~minimum~~ ceiling height of not less than 6 feet 8 inches

(2033 mm) with a ~~minimum clear height~~ of not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.

(28) Section 501.1 is amended as follows:

**501.1 Scope.** The provisions of this chapter and the Illinois Plumbing Code including City of Rockford amendments shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

(29) Section 601.1 is amended as follows:

**601.1 Scope.** The provisions of this chapter, the maintenance provisions of the International Mechanical Code and NFPA 70 shall govern the minimum mechanical and electrical facilities and equipment to be provided.

(30) Section 602.1 is amended as follows:

**602.1 Facilities required.** Heating facilities shall be provided in structures as required by this section. Every occupied building shall be supplied with natural gas where natural gas equipment or appliances are present. The mechanical system shall be in conformance with Section 602 and 603 of this code and the International Mechanical Code.

(31) Section 602.2 is amended as follows:

**602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality ~~indicated in Appendix D of the International Plumbing Code~~. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.  
**Exception:** In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

(32) Section 602.3 is amended as follows:

**602.3 Heat supply.** Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from **October 1** to **April 1** to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. ~~The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.~~
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

(33) Section 602.4 is amended as follows:

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from **October 1** to **April 1** to maintain a ~~minimum~~ temperature of not less than 65°F (18°C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(34) Section 602.6 is added as follows:

**602.6 Primary heat source.** A fireplace or a wood burning appliance cannot be used as the primary heat source.

(35) Section 603.2 is amended as follows:

**603.2 Removal of combustion products.** ~~¶~~ All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. When a water heater and furnace are connected to the same chimney or vent, the water heater connection shall be above the furnace connection.

**Exception:** Fuel-burning equipment and appliances that are *labeled* for unvented operation.

(36) Section 603.3 is amended as follows:

**603.3 Clearances.** ~~¶~~ All required clearances to combustible structural or finish materials shall be maintained. Clearance of 36 inches shall be maintained for all other combustibles, such as stored materials.

(37) Section 604.1 is amended as follows:

**604.1 Facilities required.** Every occupied building shall be provided with an electrical system in compliance with, including but not limited to, the requirements of this section and Section 605, and NFPA 70 as determined by the code official.

(38) Section 604.2 is amended as follows:

**604.2 Service.** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes with distribution panels and wiring properly installed and protected. All panels shall be dead front. A panel designated for a particular unit shall serve no other units. For multi-family services, no more than two 60 amp main disconnects shall be allowed on a 100 amp service. No more than four 60 amp main disconnects plus one 30 amp hour main disconnect shall be allowed on a 200 amp service.

(39) Section 604.2.1 is added as follows:

**604.2.1 Disconnect.** The main disconnect and overcurrent protective devices shall be accessible to each tenant. Overcurrent devices such as fuses or breakers shall be used to protect branch circuit conductors. Branch circuits shall not contain more than ten outlets. (Edison) Socket type fuses shall be type S.

(40) Section 604.4 is added as follows:

**604.4 Exposed non-current carrying metal parts.** All exposed non-current carrying metal parts that are within 8 feet vertically or 5 feet horizontally of ground or grounded metal objects subject to contact by persons, shall be grounded.



(41) Section 604.5 is added as follows:

**604.5 Non-metallic sheathed cable and exposed tube wiring.** There shall be no exposed non-metallic sheathed cable or knob and tube wiring in basements, garages, accessible attic spaces, or similar spaces. See definition of *exposed* and *concealed knob and tube wiring* in NFPA 70.

(42) Section 605.2 is amended as follows:

**605.2 Receptacles.** Every *habitable space* in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain ~~not less than~~ at least one receptacle with a ground fault interrupt installed adjacent to the sink and not installed within or adjacent to showers or tubs. Any ~~new~~ other *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. Every kitchen shall contain a minimum of three wall receptacles with two accessible for appliance use, and all receptacles within six feet of the sink shall be a ground-type receptacle or a receptacle with a ground fault circuit interrupter. Every cooking, refrigeration, and laundry appliance shall be within six feet of an outlet. Every basement shall contain at least one general use receptacle, not including the laundry outlet, of the grounded type and with a ground fault circuit interrupter. Every floor-installed receptacle shall have an approved box and cover. All receptacle outlets shall have the appropriate faceplate cover for the location.

(43) Section 605.3 is amended as follows:

**605.3 Luminaires.** Every public hall, interior stairway, *toilet room*, kitchen, dining room, bedroom, bathroom, laundry room, boiler room, area of electrical panels, exterior exit discharge door, and furnace room shall contain ~~not less than~~ at least one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.  
**Exception:** Living rooms and bedrooms with an outlet-controlled switch.

(44) Section 605.4 is added as follows:

**605.4 Light switches in dwellings.** Permanently mounted wall switches to control a luminaire shall be provided as listed in 605.4.1 through 605.4.3.

(45) Sections 605.4.1 through 605.4.3 are added as follows:

**605.4.1 Exterior exit discharge doorways.** A wall switch inside the door or automatic means for light activation shall be installed at all exterior exit doorways where an exterior luminaire is provided.

**Exception:** Where other exterior luminaires provide adequate lighting when luminaire at the door is not illuminated.

**605.4.2 Stairways.** All interior stairways between living spaces and between a garage and a living space with 6 or more risers shall have three-way switching at the top and bottom floor levels of the stairway.

**605.4.3 Rooms, halls, and bathrooms.** A wall switch shall be installed in all living rooms to control a luminaire or receptacle. A wall switch shall be installed to control a luminaire in dining rooms, halls, kitchens, and bathrooms. In bathrooms, switches shall not be installed in or adjacent to a tub or shower.

(46) Sections 701.2 is amended as follows:

**701.2 Responsibility.** The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements and those set forth in the *International Fire Code*. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

(47) Sections 702.4 is amended as follows:

**[F] 702.4 Emergency escape openings.** Required emergency escape openings shall be maintained ~~in accordance with the code in effect at the time of construction, and the following.~~ Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size ~~complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.~~

(48) Sections 702.4.1 is added as follows:

**702.4.1 Emergency escape.** Every sleeping room in any occupancy shall have at least one operable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits. Every sleeping room shall be located as permitted under the International Building or International Residential Code.

**Exception:** Building equipped throughout with an automatic fire sprinkler system in compliance with NFPA fire sprinkler standards for the type of system installed.

(49) Revise the Section name to the following:

**[F] SECTION 704  
FIRE PROTECTION SYSTEMS AND CARBON MONOXIDE DETECTORS**

(50) Sections 704.2 is deleted and replaced as follows:

~~**[F] 704.2 Single and multiple station smoke alarms.** Single and multiple station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3.~~

**[F] 704.2 Smoke alarms.** Single- and multiple-station smoke alarms shall be installed and maintained in existing Group I-1 and Groups R-2, R-3, R-4, and in dwellings not regulated in R occupancies in accordance with Sections 704.2.1 through 704.2.3 the State of Illinois Smoke Detector Act, 425 ILCS 60/1-60/4 regardless of occupant load at all of the following locations: on a ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

(51) Section 704.3 is added as follows:

**704.3 Carbon monoxide alarms.** For the purposes of this Section, at a minimum, carbon monoxide alarms shall be installed and maintained throughout every dwelling as required in accordance with the State of Illinois Carbon Monoxide Alarm Act, 430 ILCS 135/135-1/2 and in accordance with the following:

1. Within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm can be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, referenced standards, and departmental rules related to both

smoke detecting devices and carbon monoxide alarms; and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

2. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.
3. The carbon monoxide alarms required under this Act may be either battery powered, plug-in with battery backup, or wired in to the structure's AC power line with secondary battery backup.

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