

CITY OF STERLING

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ORDINANCE NO. 2018-05-13

**ORDINANCE AMENDING THE STERLING CITY CODE BY AMENDING  
CHAPTER 18, ARTICLE II, DIVISION 1, SECTIONS 18-26, 18-27 and 18-28 TO  
ADOPT THE INTERNATIONAL BUILDING CODE OF 2015**

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ADOPTED BY THE  
COUNCIL  
OF THE  
CITY OF STERLING

THIS 17<sup>th</sup> DAY OF May, 2018

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Published in pamphlet form by authority of the Council of the City of Sterling, this 8<sup>th</sup>  
day of May, 2018.

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CHAPTER 18, ARTICLE II, DIVISION 1, SECTIONS 18-26, 18-27 and 18-28 TO  
ADOPT THE INTERNATIONAL BUILDING CODE OF 2015**

**Be it Ordained** by the City Council of the City of Sterling, Whiteside County, Illinois, as follows:

**SECTION 1.** That Chapter 18, Article II, Division 1, Sections 18-26, 18-27 and 18-28 of the Sterling City Code, as amended, are hereby further amended to read in full as follows:

*“Sec. 18-26. International Building Code – Adoption.*

There is hereby adopted as the building code of the city, for purposes of regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and to provide for the condemnation of buildings and structures unfit for human occupancy and use, and to provide for the demolition of such structures, and to provide for the issuance of permits and collection of fees therefor, that certain document entitled “International Building Code, 2015 Edition” (referred to herein as the “2015 IBC”) as published by the International Code Council. Each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code, including appendices B, C, F and G thereto and the 2015 Errata sheet, as on file in the office of the building official, are hereby referred to, adopted and made part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes as prescribed in Sections 18-27 and 18-28.

*Sec. 18-27. Same – Definitions.*

- (a) Whenever the word "municipality" is used in the International Building Code, it shall be held to mean the city.
- (b) Whenever the term "corporation counsel" is used in the International Building Code, it shall be held to mean the city attorney.

*Sec. 18-28. Same – Amendments.*

The following sections of the 2015 Edition of the International Building Code as adopted in section 18-26 of this Code are amended as provided in this section:

*Section 101.1. Title.* These regulations shall be known as the building code of the City of Sterling, herein after referred to as "this code".

*Section 103.* Department of Building Safety, as contained in the International Building Code, is hereby deleted.

*Section 105.2. Work except from permit.* Building: Items 2, 3, 4, 5, and 6 as contained in the International Building Code, are hereby deleted.

Item 1 shall be amended to read as follows; One- story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 144 square feet.

*Section 109.2. Schedule of Permit Fees.* On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit a fee for each permit shall be paid as required in accordance with this schedule set forth in Section 18-43(a) of the City Code for new construction and as set forth in Section 18-2 for all remodeling and alterations.

*Section 114.4. Violation Penalties.* Any person who violates any provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs of building or structure in violation of the approved construction documents or directive of the building official or of a permit or certificate issued under the provisions of this code shall be punishable as provided in Section 1-13 of the Sterling City Code. Each day that a violation continues shall be deemed a separate offense.

*Section 115.3. Unlawful continuance.* Any person 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 of a fine not less than \$50 nor more than \$750.

*Section 202. General Definitions.* Alteration: As applied to a building or structure means a change or rearrangement in the structural parts or in the means of egress; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another. Also, the term includes any application of siding or roofing materials where the cost of application exceeds \$100.00 and any plumbing, heating or ventilating repair where the cost of such application exceeds \$100.00. The term "alter" in its various moods and tenses, and in the participle forms, refers to the making of an alteration.

*Section 901.1.1 International Fire Code.* The requirements of this chapter shall include any additional amendments to the 2015 International Fire Code.

Chapter 11 Accessibility is hereby deleted and replaced as follows:

*1101.1 Scope.* The provisions of the Illinois Accessibility Code shall control the design and construction of facilities for accessibility for individuals with disabilities.

Chapter 13 Energy Efficiency is hereby deleted and replaced as follows:

*1301.1 Scope.* The provisions of the Illinois Efficient Buildings Act adopts the International Energy Conservation Code with State of Illinois amendments.

*Section 1612.3. Establishment of flood hazard areas.*

Insert: City of Sterling.

Most recent date of issuance, from time to time.

*Section 1801.3. Pole Buildings.* Pole-type buildings are not permitted.

*Section 1806.2 Presumptive load-bearing values.*

Exception is amended as follows by adding the following exceptions:

1. A presumptive load-bearing capacity shall be permitted to be used where the building official deems the load-bearing capacity of mud, organic silt or unprepared fill is adequate for the support of lightweight or temporary structures.
2. Depending on the use, the code official may accept designs based upon an assumed soil bearing capacity of 1500 psi provided all of the following conditions are met:
  1. The building height does not exceed one (1) story or 20 feet in buildings which contain masonry or concrete walls.
  2. The building height does not exceed one (1) story or 25 feet which do not contain any masonry or concrete walls.
  3. The foundation is shallow and the building does not include a basement.
  4. The building seismic use group is not Category II or III as listed in Table 1604.5.
  5. Footings bear on virgin soil that is not questionable including but not limited to plastic, liquefied, highly sensitive clay, weakly cemented, peats or organic and expansive materials.

Prior to issuance of a building permit, a statement in accordance with Section 1704.1.1 shall be submitted by the permit applicant including the name of the design professional or qualified soils engineer who will be conducting the inspection.

Following excavations and prior to pouring of foundations, a site inspection and written report shall be prepared by a licensed design professional or qualified soils engineer to indicate that no questionable soils have been discovered. A copy of such inspection report shall be submitted to the code official prior to inspection listed in Section 109.3.1.

Chapter 29. Plumbing Systems, as contained in the International Building Code, is hereby deleted in its entirety.

*Section 2901.1 Plumbing.* Plumbing for new and existing structures shall comply with the Illinois Plumbing Code, as may be amended from time to time.

*Section 2901.2 Stormwater Drainage.* Storm Water drainage shall comply with the City of Sterling Stormwater Ordinance.

Chapter 35. Referenced Standards.

\*ICC; delete "IPC-15 International Plumbing Code". Replace with "Illinois Plumbing Code; as may be amended from time to time."

\*ICC; delete "IPSDC-15, International Private Sewage Disposal Code". Replace with "Illinois Plumbing Code; as may be amended from time to time."

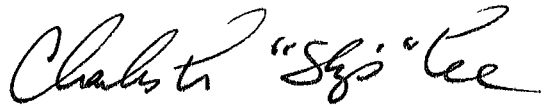
**SECTION 2.** The provisions and sections of this ordinance shall be deemed to be separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 3.** All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 4.** The City Clerk is hereby directed to publish this ordinance in pamphlet form.

**SECTION 5.** This ordinance shall be in full force and effect on and after the 7<sup>th</sup> day of May, 2018, following its passage, approval, and publication as required by law.

Passed by the Mayor and the City Council of the City of Sterling on the 7<sup>th</sup> day of May, 2018.



Mayor

Marie Rombouts  
ATTEST: City Clerk