

ORDINANCE

AN ORDINANCE AMENDING CHAPTER 7 (“BUILDINGS”), ARTICLE 6 (“RESIDENTIAL CODE”) OF THE OAK PARK VILLAGE CODE TO ADOPT THE 2024 INTERNATIONAL RESIDENTIAL CODE

WHEREAS, the Village of Oak Park (“Village”) is a home rule unit of government as provided by the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, pursuant to the authority granted by Section 11-30-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-30-1 *et seq.*, and pursuant to its home rule powers, the Village of Oak Park has determined to adopt *2024 International Residential Code* as set forth in this Ordinance; and

WHEREAS, pursuant to the Municipal Adoption of Codes and Records Act, 50 ILCS 220/0.01 *et seq.* (hereinafter referred to as the “Act”) the Village is authorized to adopt by reference any code as that term is defined in the Act; and

WHEREAS, the *2024 International Residential Code* is a code as defined in the Act and the *Code* has been available for viewing as required by the Act and pursuant to Section 1-2-4 of the Illinois Municipal Code, 65 ILCS 5/1-2-4.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. Village Code Amended. Chapter 7 (“Buildings”), Article 6 (“Residential Code”), Section 7-6-1 (“Adoption”) of the Oak Park Village Code is amended by deleting the overstricken language and adding the underlined language as follows:

7-6-1: ADOPTION:

- A. The 2024 International Residential Code (IRC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-6-2 of this article. To the extent that the provisions of the IRC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the IRC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IRC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-6-2: AMENDMENTS:

The 2024 International Residential Code, as adopted pursuant to section 7-6-1 of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1

SECTION R102 - APPLICABILITY

R102.5 Appendices. The following appendices are adopted as part of this code:

1. Appendix AX – Electrification for New Residential Buildings, as amended hereinafter.
2. Appendix BA – Manufactured Housing Used as Dwellings
3. Appendix BB – Tiny Houses
4. Appendix BC - Accessory Dwelling Units
5. Appendix BD - Home Day Care - R-3 Occupancy.
6. Appendix BE - Radon Control Methods, as amended hereinafter.
7. Appendix BF - Patio Covers
8. Appendix BG - Sound Transmission
9. Appendix BO - Existing Buildings And Structures, as amended hereinafter.
10. Appendix CA - Sizing And Capacities Of Gas Piping
11. Appendix CB - Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, And Appliances Listed For Use With Type B Vents
12. Appendix CC - Recommended Procedure For Safety Inspection Of An Existing Appliance Installation
13. Appendix CD - Piping Standards for Various Applications

Table R301.2

Climate and geographic design criteria

Ground snow load: 36.4 psf (Allowable Stress)

Wind design speed: 107 mph (Ultimate)

Topographic effects: No

Seismic design category: B

Weathering: Severe

Frost depth line: 42 inches

Termites: Moderate to heavy

Winter design temperature: 4°F, 97.5%

Summer design temperature: 89°F dry bulb, 2.5%; 76°F wet bulb, 2.5%

Ice barrier underlayment required: Yes

Flood hazards: No

Air freezing index: 1543 (°F-Days)

Annual mean temperature: 49.4°F

Heating degree days (HDD): 6,155

Cooling degree days (CDD): 942

Climate zone: 5A

Heating maximum: 72°F

Cooling minimum: 75°F

100-year hourly rainfall rate: 4 inches

**TABLE R302.1(1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING		MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated	1 hour—tested in accordance with ASTM E119 or UL263 or Section 703.3 of the International Building Code with exposure from both sides	0 feet
	Not fire resistance rated	0 hours	3 feet
Projections	Not allowed	N/A	< 1 foot
	Fire resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a,b}	1 foot to < 2 feet
	Not fire resistance rated	0 hours	2 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	< 5 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8mm

NA = Not Applicable.

SECTION R309 - AUTOMATIC FIRE SPRINKLER SYSTEMS

R309.1 Townhouse automatic sprinkler systems. An automatic sprinkler system shall be installed in townhouses.

—~~Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.~~

R309.2 One- And Two-Family Dwellings Automatic Fire Systems. An automatic residential fire sprinkler system shall be installed in new construction of one- and two-family dwellings.

—~~Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

R309.3 Existing Structures. See Section BO101.9 below for sprinkler requirements for existing structures.

403.1.4.1 Frost Protection

Exceptions:

Strike items 1 & 2 replace with

Free-standing accessory structures not connected to any plumbing or sewer lines that meet all the following conditions shall not be required:

- Light frame construction less than 600 square feet or 400 square feet or less for other than light-frame construction; AND
- Building not higher than 1-story with an eave height not higher than 10 feet; AND
- Building with attic space clear headroom is less than 80 inches in height. Higher clear headroom is permitted where the total floor area of the attic space with clear headroom greater than 80 inches occurs over an (IRC 403.1) area less than 70 square feet; AND
- Building envelope is not constructed with brittle materials such as masonry, stucco, EIFS or similar materials; AND
- All exterior footings shall be at least 14 inches below the undisturbed ground surface, extend 6 inches above grade with a 12-inch minimum width trench; AND reinforcement must comply with 403.1.3

Amend 507.3.3 – Frost Protection

~~Where decks are attached to a frost-protected structure, and~~ Unless previously exempted, all deck footings and all stair stringers must land on, be fully supported, and shall be protected from frost by one or more of the following methods:

Add Exception

4. Frost protected pad (1 - 8" footing with rebar for every 3' in length)

507.3.4 – Footing height. Deck footings shall extend 6" above grade

Exceptions:

1. Frost protected pads for stairs may be located at grade
2. Decks located over concrete or other hardscaping may be located at grade as long as posts are supported by a Stand-off Post Base Anchor

CHAPTER 15 EXHAUST SYSTEMS

SECTION M1503. DOMESTIC COOKING EXHAUST EQUIPMENT

M1503.6.3 Makeup Air Temperature. The temperature differential between makeup air and the air in the conditioned space shall not exceed 10°F except where the added heating and cooling loads of the makeup air do not exceed the capacity of the HVAC system.

PART VII PLUMBING

CHAPTER 25 PLUMBING ADMINISTRATION is deleted in its entirety.

CHAPTER 26 GENERAL PLUMBING REQUIREMENTS SECTION P2601 - GENERAL

P2601.1 Scope. The provisions of this chapter shall govern the installation of plumbing not specifically covered in other chapters applicable to plumbing systems. The provisions of the current edition of the State of Illinois Plumbing Code shall govern the erection, installation,

alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

Exception: Bathtubs, showers, lavatories, clothes washers and laundry trays shall not be required to discharge to the sanitary drainage system where such fixtures discharge to systems complying with Sections P2910 AND P2911.

All new one or two-family dwellings shall contain the following:

1. New sewer service from the principal structure to the Village sewer main;
2. Over-head sewer system in buildings with basements;
3. New water service from the principal structure to the Village water main;
4. A new water meter, which shall be purchased from the Village; and
5. A new buffalo box water shut off valve installed in the parkway, which shall be purchased from the Village.

Delete Section P2601.3 Flood Hazard Area in its entirety.

Delete Sections P2602, Individual Water Supply and Sewage Disposal, through section P2609 Materials Evaluation and Listing, inclusive, in their entirety.

Delete Chapter 27 Plumbing Fixtures in its entirety.

Delete Chapter 28 Water Heaters in its entirety.

Delete Chapter 29 Water Supply and Distribution Sections 2902 – 2909

Delete Chapter 30 Sanitary Drainage in its entirety.

Delete Chapter 31 Vents in its entirety.

Delete Chapter 32 Traps in its entirety.

Delete Chapter 33 Storm Drainage in its entirety.

Part VIII – ELECTRICAL

Modify 3401.1 Applicability

Chapters 34 through 43 cover those wiring methods and materials most commonly encountered in the construction of one- and two-family dwellings and structures regulated by the IRC. The 2023 National Electric Code as adopted & amended by the Village of Oak Park is referenced for any subject not addressed in this Part. In the event of a conflict between any provisions of the NEC or this Part and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

Modify Section E3403.2 Inspection Required.

New electrical work and parts of existing systems affected by new work or alterations shall be inspected by the building official to ensure compliance with the requirements of chapters 34 through 43.

Work inspected and approved shall not be modified without obtaining subsequent approval after the modification. The chief building official may require any equipment, component, or panelboard, or access to these elements to be opened for inspection. The building official may require any project related personnel to be on site for any inspection, including, but not limited to property owners, design professionals, general contractor and/or sub-contractor representatives or owners.

Safe access shall be provided to all areas required for inspection. The building official reserves the right to not perform any inspection where safe access is not provided, including but not necessarily limited to, trenches, ladders, temporary stairs, guardrails, areas requiring the removal of safety equipment such as boots or hard hats, and/or manholes or vaults. Where specialty safety equipment is required to perform an inspection, it shall be provided for the inspector to use for the inspection, by a responsible party to the construction project.

The property owner shall ultimately be responsible for assuring that all the required inspections are approved.

APPENDIX BE

RADON CONTROL METHODS

SECTION BE101 - SCOPE

Appendix BE section BE101.1 General. This appendix contains requirements for new construction in jurisdictions where radon resistant construction is required. Where installed, radon control methods shall be in accordance with this appendix unless superseded by Illinois Statue 420 ILCS 52., Radon Resistant Construction Act

APPENDIX BO

EXISTING BUILDINGS AND STRUCTURES

SECTION BO102 - COMPLIANCE

Appendix BO sections BO102.10 and BO 102.11 are added as follows:

Section BO102.10 Conversion into Habitable Space. When any area not previously approved or utilized as habitable space is converted into and/or utilized as habitable space, regardless of the amount of construction work done in this area, it shall be considered as reconstruction and shall be subject to the requirements of this appendix and the provisions of sections R312.1, R313.1, R313.1.1, R313.1.2 and R316 of this code.

Section BO102.11 Conversion into A Sleeping Room. When any area not previously approved or utilized as a sleeping room is converted into and/or utilized as a sleeping room, regardless of the amount of construction work that was or was not done in this conversion or change of utilization, it shall be subject to all requirements for new construction of a sleeping room as found in this code.

BO102.12 Adding Insulation to Existing Attics

When insulation is added to existing attics, either at the attic floor level or under roof deck, winter snow will accumulate on the roof structure potentially adding load beyond the ability of the existing structure to adequately support the added load. Where total attic insulation exceeds R-25, {a report shall be} submitted {by a licensed structural engineer or architect} that the existing structure complies with the requirements of Table 301.2 or Table 301.6 whichever is greater. Where existing roof framing does not comply, submit drawings and calculations showing required alterations to the structure to bring the roof structure into compliance.

SECTION BO104 - REPAIRS

BO104.3 Water Closets

Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the current version of the Illinois Plumbing Code.

SECTION BO109 – Alterations and Additions

EXISTING BUILDINGS AND STRUCTURES

BO105.9 Automatic Sprinkler Systems in existing one- and two-family dwellings and townhouses:

BO105.9.1 Additions. An Automatic Sprinkler System NFPA 13D shall be installed throughout existing one- and two- family dwellings and townhouses where the *Building Area* of an *Addition* is more than 75% of the existing *Building Area* which shall include habitable basements and attics. The *Fire Code Official* will determine whether an Automatic Sprinkler System will be required based on the architect’s submittal of the following drawing:

- a. A plan showing the total existing *Building Area* excluding covered porches and the *Addition Building Area*.

BO105.9.2 Alterations. An Automatic Sprinkler System NFPA 13D shall be installed throughout one- and two-family dwellings and townhouses where one of the following occurs:

1. A *Work Area* of more than 75% of the existing *Building Area*, which shall include habitable basements and attics, is altered. The *Fire Code Official* will determine whether an *Automatic Sprinkler System* will be required based on the *Registered Design Professional’s* submittal of the following drawings:
 - a. A dimensioned plan showing the total existing *Building Area* excluding covered porches.

- b. A dimensioned plan showing the *Work Area*
2. Where more than 75% of plaster or drywall interior wall surfaces are removed down to the studs. The *Fire Code Official* will determine whether an *Automatic Sprinkler System* will be required based on the *Registered Design Professional's* submittal of the following drawings:
- a. A dimensioned plan of each floor showing the total length in plan of all exterior and interior wall surfaces. Note that each finished surface of the walls and the plan length of doors and windows in those walls shall be included in the total length of wall surfaces.
 - b. A dimensioned plan of each floor showing the total length in plan of all exterior and interior wall surfaces to be removed. Note that each finished surface of the walls and the plan length of doors and windows in those walls shall be included in the total length of wall surfaces.

APPENDIX AX - ELECTRIFICATION FOR NEW RESIDENTIAL BUILDINGS

SECTION 0101- Administration

AX101.1 Purpose. The purpose of this appendix is to provide minimum requirements for enhanced environmental features in all new residential buildings regulated by this code.

AX01.2 Objectives. The objectives of this appendix are to reduce production of greenhouse gasses.

SECTION AX201- Definition

Definitions. The following words and terms shall for the purpose of this appendix have the meaning set forth below.

FOSSIL FUELS: Fossil fuels are made from decomposing plants and animals and contain carbon and include coal, crude oil and natural gas.

NEW RESIDENTIAL BUILDING: A new residential building/structure shall mean a new independent or attached residential structure on a newly created foundation.

SECTION AX301- ELECTRIFICATION REQUIREMENTS

AX301.1 Electrification requirement for New Residential Buildings. New residential buildings shall be designed and constructed as follows:

1. The source of energy for the building shall be all electric and the source of energy shall not be fossil fuels. Energy from fossil fuels may be provided by generators for emergency backup power.
2. All heating and air conditioning shall be provided by cold climate air source or ground source heat pumps.
3. A building shall contain an energy recovery ventilation system.
4. A building design shall include Manuals J and S calculations, or an equivalent design, by a licensed design professional.
5. All refrigerators, dishwashers, and clothes washers shall be Energy Star certified.
6. Energy for any clothes dryer shall be provided by an electric heat pump.
7. A building shall contain at least one level 2 electric vehicle charging station at one parking location if a building contains a parking space/garage.

8. Directly piped exterior gas fire pits and gas cooking grills whose source of energy are fossil fuels are prohibited.

Section 4. Identification of Ordinance with the Illinois Capital Development Board.

This Ordinance shall be identified on the Internet by the Illinois Capital Development Board or any successor agency of the State of Illinois pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1.

Section 5. Severability and Repeal of Inconsistent Ordinances.

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This ordinance shall be in full force and effect after its passage, approval and publication as required by law or January 1, 2026, whichever is later.

ADOPTED this 16th day of September, 2025, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Eder				
Trustee Enyia				
Trustee Leving Jacobson				
Trustee Straw				
Trustee Taglia				
Trustee Wesley				

APPROVED this 16th day of September, 2025.

Vicki Scaman, Village President

ATTEST:

Christina M. Waters, Village Clerk

Published in pamphlet form this 16th day of September, 2025.

Christina M. Waters, Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

CERTIFICATE

I, Christina M. Waters, Village Clerk of the Village of Oak Park, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance Number 25-129, "AN ORDINANCE AMENDING CHAPTER 7 ("BUILDINGS"), ARTICLE 6 ("RESIDENTIAL CODE") OF THE OAK PARK VILLAGE CODE TO ADOPT THE 2021 INTERNATIONAL RESIDENTIAL CODE," which was adopted by the corporate authorities of the Village of Oak Park and will become in effect thirty days after its approval.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Park, Illinois aforesaid, at the said Village, in the County of Cook and State of Illinois, on _____, 2025.

Christina M. Waters, Village Clerk

(SEAL)