



DATE: Tuesday, June 20, 2023
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

Chair: *Chaundra Bishop, Ward 5*

A. Call to Order and Roll Call

B. Approval of Minutes of Previous Meeting

1. 04-17-2023 Minutes

C. Additions to the Agenda

D. Presentations and Public Input

E. Staff Report

F. Unfinished Business

1. **Ordinance No. 2023-05-014:** Ordinance Adopting the International Code Council's 2021 Code Series - CD

G. New Business

1. **Ordinance No. 2023-06-018:** An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #8 - Fiscal Year 2022-2023 Estimate) - HRF
2. **Ordinance No. 2023-06-019:** An Ordinance Adopting the Fiscal Year 2023-2024 Annual Budget - HRF
3. **Resolution No. 2023-06-072R:** A Resolution Approving the Capital Improvement Plan (Fiscal Years 2024-2028) - PW
4. **Resolution No. 2023-06-073R:** A Resolution Approving an Intergovernmental Agreement with the Board of Trustees of the University of Illinois Concerning Certified Housing Inspections (Term of 2023 to 2026) - CD
5. **Ordinance No. 2023-06-020:** An Ordinance Approving a Major Variance (410 West California Avenue, LLC at 410 West California Avenue / Case No. ZBA-2023-MAJ-01) - CD

H. Discussion

1. **Council Discussion on Budget and Budget Side Letter - CMs Wilken & Evans**

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaininois.us/upty>

I. Council Input and Communications

J. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanaininois.us. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than four (4) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the

meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanillinois.us



Community Development Services Department

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanaillinois.us

m e m o r a n d u m

TO: Mayor Marlin & Urbana City Council

FROM: Kimberly I. Smith, Community Services Development Director
Nicholas P. Hanson, Building Official

DATE: 06/20//2023

SUBJECT: Ordinance adopting the International Code Council's 2021 Code Series

Description

The 2021 *International Code Series* (ICC) code series was reviewed by the Building Safety Code Board of Appeals on March 22, 2023 and was unanimously recommended for approval by the City Council.

The City Council is asked to approve the proposed ordinance for the City of Urbana's adoption of the 2021. This ICC code series will supersede and replace the 2009 ICC Code series, which was adopted by the City in 2011.

Update

When this was brought to Committee of the Whole on May 15, there were some questions raised during the presentation. Since then, our office has made some further corrections and clarifications. These corrections and clarifications can be viewed in the red-lined version of the *2021 Model Codes*.

One of the substantive items raised was regarding the issuance of Failure to Comply Tickets. Our staff, along with the Mayor and City Administrator, met with Esther Patt of the CU Tenant Union and discussed the need for flexibility in the strict application of the Code related to Section PM 109.4 (Property Maintenance Code Violations). The wording in the code will remain as "shall", however, there are now six (6) exceptions for situations that commonly arise. Staff and Ms. Patt are in agreement regarding this language.

A draft Residential Code Summary & FAQ was created to provide a quick reference for citizens to gain an understanding of Code requirements, in response to the request from the Council. After some consideration, we thought a summary document that would be useful for all residents would be more helpful than just a partial summary of changes, which would require prior knowledge of the Code to really be informative. We can continue to work on this document with Council direction, but would ask that completion of this document not delay action on the Code update.

Recommendation

In addition to City staff recommending approval, the Urbana Building Safety Code Board of Appeals met and recommends APPROVAL of the proposed adopting ordinance.

Attachments

1. Adopting Ordinance
2. 2021 Model Codes
3. Building Safety Code Board of Appeals March 22, 2023 meeting minutes
4. Significant Changes Memos
 - a. Electrical Code
 - b. Building Code
 - c. Residential Code
 - d. Fire Code
 - e. Property Maintenance Code
5. Floodplain Code Update
6. Residential Code Summary & FAQ

Ordinance No. _____

**AN ORDINANCE ADOPTING BUILDING AND FIRE
SAFETY CODES WITH ADDITIONS, DELETIONS, AND MODIFICATIONS
AND REPEALING CERTAIN SECTIONS OF THE CODE OF ORDINANCES**

(Chapter Five of the Urbana Code of Ordinances - International Code Council's 2021 Code Series)

WHEREAS, for the purpose of establishing rules and regulations to protect the public health, safety, and welfare with respect to the construction, alteration, moving, removal, demolition, equipment, use, occupancy, and maintenance of buildings and structures, the City of Urbana desires to adopt and to keep current building and fire safety codes; and

WHEREAS, 65 ILCS 5/1-3-2 and 50 ILCS 220/2 both provide that where rules, regulations, and codes for the construction of buildings have been printed in book form, such rules, regulations, and codes, or portions thereof, may be adopted by reference; and

WHEREAS, the Urbana Building Safety Code Board of Appeals reviewed the 2021 International Code Series at a meeting on March 22, 2023 and recommended adoption of said codes by the City of Urbana; and

WHEREAS, three copies of the 2021 International Code Series, including the International Building Code, International Residential Code, International Property Maintenance Code, International Mechanical Code, International Plumbing Code, and the International Fire Code, containing the rules and regulations hereafter adopted have been filed in the Office of the City Clerk for use and examination by the public for at least 30 days prior to their adoption; and

WHEREAS, although three copies of such Codes have been filed with the City Clerk as recited above, this Ordinance adopting such Codes as hereinafter set forth, is adopted pursuant to the provisions regarding home rule of the Illinois Constitution of 1970 and is to be regarded as an exercise of the home rule powers of the City of Urbana.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. All of Chapter 5 of the Urbana Code of Ordinances is hereby repealed upon this Ordinance taking effect.

Section 2. Nothing in this Ordinance or in the Building and Safety Codes herein adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing under the Ordinance hereby repealed; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3. The attached Chapter 5 of the Urbana Code of Ordinances is hereby enacted, containing the following Articles:

Article I	General
Article II	Building Official
Article III	Board of Appeals
Article IV	Building Code

Article V	Residential Code for One- and Two-Family Dwellings
Article VI	Electrical Code
Article VII	Plumbing Code
Article VIII	Mechanical Code
Article IX	Property Maintenance Code
Article X	<i>Reserved</i>
Article XI	Flood Hazard Areas
Article XII	Mobile Home Parks and Mobile Homes
Article XIII	Fire Prevention Code

Section 4. Should any section, paragraph, sentence, clause, phrase, or word of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, or section.

Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect as of midnight on the 1st day of July, 2023.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2023.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2023.

Diane Wolfe Marlin, Mayor



2021 ICC Model Codes ADOPTING ORDINANCE

Article I	General	3
Article II	Building Official	5
Article III	Board of Appeals	7
Article IV	Building Code	9
Article V	Residential Code	15
Article VI	Electrical Code	21
Article VII	Plumbing Code	35
Article VIII	Mechanical Code	39
Article IX	Property Maintenance Code	43
Article X	<i>Reserved</i>	57
Article XI	Flood Hazard Areas	59
Article XII	Mobile Home Parks and Mobile Homes	<u>81</u>
Article XIII	Fire Prevention Code	<u>91</u>

ARTICLE I – GENERAL

Sec. 5-1. Reserved.

Sec. 5-2. Definitions.

Whenever the words "municipality" or "City" are used in this Ordinance or in any adopted code, they shall be held to mean the City of Urbana, Illinois.

The intent of this Ordinance shall be that the requirements and applicability of the codes referenced in this Ordinance shall be based upon the use group classifications, definitions, and construction types as designated in those codes as modified by this ordinance. Classifications, definitions, and occupancy types from other codes such as NFPA and/or the Zoning Ordinance shall not be used when determining requirements from the codes referenced by this Ordinance.

Sec. 5-3. Other Referenced Codes and Ordinances. Nothing in the adoption of the codes set forth above shall be construed to exempt any building or structure, or portion thereof, or occupancy or use thereof, from compliance with any and all other applicable codes and ordinances of the City of Urbana, Illinois.

Sec. 5-4. Contractor Bonds for Right-of-Way Damage. All contractors or other persons doing or proposing to do work in the City of Urbana, which work may reasonably be expected to cause any physical disturbance of the public right-of-way including but not limited to any excavation, shall in addition to permits required under Chapter 5 (if necessary) obtain a right-of-way permit from the City Engineer. Before the said right-of-way permit may be issued, the contractor or other person must post a bond as set forth under Section 20-409 of the Urbana Code of Ordinances.

Sec. 5-5. Additions, Modifications, Deletions, and Substitutions. Where the following words precede the sections and subsections of the Codes hereinafter adopted they shall have the meanings set forth below:

"ADD" means that such provision is thereby added to and made a part of the Code indicated as though fully set forth therein at the referenced section.

"AMEND" (see "MODIFY").

"DELETE" means that such provision deletes the referenced section from the code referenced.

"MODIFY" means that such provision amends the referenced section of the code referenced to read as provided and that such provision is added to and made a part of such code as though fully set forth at the referenced section number.

"SUBSTITUTE" means that provision is substituted in place of the referenced section and is made a part of the code referenced.

Secs. 5-6 - 5-10. Reserved.

ARTICLE II – BUILDING OFFICIAL

Sec. 5-11. Offices created. There is hereby created the office of the Building Official. The Building Official shall be hired by the applicable governing authority and certified through a recognized certification program.

Sec. 5-1. Duties. The duties of the Building Official shall be as follows:

1. The Building Official of the City of Urbana shall issue all building permits and carry on all duties of the Building Official as such term is used elsewhere in Ccity ordinances.
2. The Building Official shall hire such number of inspectors, assistants and other employees as authorized by the jurisdiction. Inspectors or plans examiners shall be certified through a recognized certification program for the appropriate trade(s).
3. The Building Official shall perform other such duties as prescribed by the Mayor or City Council from time to time.

Secs. 5-14 - 5-20. Reserved.

ARTICLE III – BOARD OF APPEALS

Codes That May Be Appealed: Appeals involving the following codes (and other Codes incorporated therein) shall be made to the Building Safety Code Board of Appeals:

- 2021 *International Building Code*
- 2021 *International Existing Building Code*
- 2021 *International Residential Code*
- 2021 *International Mechanical Code*
- 2021 *International Fire Prevention Code*
- 2021 *International Plumbing Code*
- 2021 *International Fuel Gas Code*
- 2021 *International Property Maintenance Code*
- 2020 *National Electrical Code*

Limitations of authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

Time Limit for Appeals: An appeal of a legal notice or order by a Building Official or the Fire Official must be made within 15 days of receipt of such notice.

Administration: The Building Official shall take immediate action in accordance with the decision of the board.

Membership Qualifications of the Building Safety Code Board of Appeals: The Building Safety Code Board of Appeals shall be comprised of five (5) members who are not employees of the jurisdiction, including at least: one licensed electrician or electrical engineer; one licensed plumber or mechanical engineer; one architect; and one building contractor. The members shall be appointed by the Mayor, with approval of the City Council, for a term of five years, with the initial terms staggered.

Alternate Members: In addition to the members herein referred to, the Mayor shall initially appoint two alternate members and approved of the City Council. Such alternate members shall serve on the Board with the same powers and privileges as regular members when present at a meeting of the Board in place of an absent regular member. The alternate members so appointed shall serve for a term of five years. There are no specific trade requirements for alternate members.

Chair of Board and Board Rules: One member shall serve as Chair, and the Building Official shall keep a detailed record of all proceedings on file in the Building Safety Division. The Board shall enact rules and by-laws under which it shall operate. The Board shall elect a temporary chair in the absence of the appointed chair.

Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional, or financial interest.

Notice of Meeting: The Board shall meet upon notice by the Chair or the Building Official within 30 working days of filing of an appeal or at stated periodic meetings if arranged by the volume of work.

Open Meetings: All hearings shall be open to the public. The appellant, the appellant's representative, the Official of the jurisdiction, and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard at the meeting in which the appeal is heard.

ARTICLE IV – BUILDING CODE

Sec. 5-21. Adoption of the 2021 *International Building Code*. The 2021 *International Building Code* as promulgated and published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said *International Building Code* are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-23.

Sec. 5-22. Effect of State Law. The adoption of the 2021 *International Building Code* herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the article imposes a more stringent requirement or standard than does the state statute. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions of this code shall apply.

Sec. 5-23. Additions, Amendments, Modifications, Deletions, and Substitutions. The following sections and subsections of the 2021 *International Building Code* are amended or changed as defined hereinafter:

Section 101.1 entitled "Title," is amended to read as follows:

Section 101.1 Title: These regulations shall be known as the Building Code of the City of Urbana, Illinois hereinafter referred to as "this Code".

Section 101.2.1 entitled "Appendices," is amended to read as follows:

101.2.1 Appendices. The following appendixes are hereby ADOPTED as part of this code.

Appendix H – Signs

Appendix I – Patio Covers

Section 101.4.3 entitled "Plumbing" is amended to read as follows:

101.4.3 Plumbing. The provisions of the CURRENT *Illinois Plumbing Code* and the *International Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

Section 101.4.6 entitled "Energy" is amended to read as follows:

Section 101.4.6 Energy: The provisions of the CURRENT *International Energy Conservation Code* as adopted by the State of Illinois shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.8 entitled "Electrical" is added to read as follows:

Section 101.4.8 Electrical: The provisions the 2020 *National Electrical Code* shall apply to additions, alterations, renovations and repairs to electrical systems and equipment shall

conform to that required for new electrical systems and equipment. Additions, alterations and repairs shall not cause existing electrical systems or equipment to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing electrical systems and equipment shall meet the provisions for new construction, except where such work is performed in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

Section 103.1 entitled "Creation of Enforcement Agency" is amended to read as follows:

Section 103.1 Creation of Enforcement Agency: The Building Safety Division is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 103.2 is amended to read as follows:

Section 103.2 Building Official. Wherever the terms "Code Official," "Administrative Authority," or "Building Official" are used in this Article or in codes and standards referenced by this Article, they shall be held to mean the Building Official of the Building Safety Division of the City of Urbana, Illinois, Community Development Services Department. ~~The Building Official shall be hired by the applicable governing authority and certified through a recognized certification program.~~

Section 104.8 entitled "Liability," is amended to read as follows:

Section 104.8 Liability: The Building Official or ~~his/her~~ designee, Officers, members of the Building ~~Safety~~ Code Board of Appeals, or employees charged with the enforcement of this Code, while acting for the municipality, shall not thereby render themselves liable personally, and they are hereby relieved from all personal liability for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of their official duties.

Section 104.8.1 entitled "Legal Defense," is amended to read as follows:

Section 104.8.1 Legal Defense: Any suit instituted against any officer or employee because of an act performed by them in the lawful discharge of their duties and under the provisions of this Code, or any amendment thereto, shall be defended by a legal representative of the City until the final termination of the proceedings. The Building Official or any subordinates shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any officer of the Department of Community Development Services, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section 105.2 entitled "Work exempt from permit" is amended as follows:

Items #1 and #2 under Building are DELETED.

Section 105.3.3 entitled "Noxious Odor Abatement Plan," is added and reads as follows:

Section 105.3.3 Noxious Odor Abatement Plan: Where plans filed with a building permit application for new construction or additions to facilities emitting a noxious odor beyond that of normal mechanical systems for the facility operation, the Building Official may require a Noxious Odor Abatement Plan to be filed by the owner which shall indicate the methods proposed to be used to minimize such emissions. The plan shall utilize the best available technology for reducing odors consistent with industry standards. If the structure is then built, the noxious odor abatement plan shall be implemented as proposed.

Section 105.8 entitled "Unused Building Materials," is added and reads as follows:

Section 105.8 Unused Building Materials: When a permit becomes invalid or is voided for any reason, all building materials not stored within a building or permanent structure shall be removed from the job site. Section 107.3.1 entitled "Approval of Construction Documents," is amended to read as follows:

Section 107.3.1 Approval of Construction Documents: A complete set of the approved plans shall be kept at the job site at all times, and immediately available to the Building Official or a duly authorized representative at all times.

Section 109.2 entitled "Schedule of Permit Fees," is amended to read as follows:

Section 109.2 Schedule of Permit Fees: Where a permit is required, a fee for each permit shall be paid as required, in accordance with the Schedule of Fees as established in Chapter 14 in the City of Urbana Code of Ordinances.

Section 109.6 entitled "Refunds" is DELETED.

Section PM-113 entitled "Means of Appeals," is amended to read as follows:

Section PM-113 Means of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section 114.4 entitled "Violation Penalties," is amended as follows:

Section 114.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10(k) of the City of Urbana Code of Ordinances. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section 115.4 entitled "Failure to comply," is amended to read as follows:

Section 115.4 Failure to Comply: Any person who shall continue any work in or about the structure 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 subject to the penalties as prescribed in Section 114.4.

Section 116.4 entitled "Method of Service," is amended to read as follows:

Section 116.4 Method of Service: Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 907.9 entitled "Acceptance Testing," is added and reads as follows:

Section 907.9 Acceptance Testing: All fire protection systems shall be tested in the presence of and shall be approved by the Building Official and the Fire Official (or their authorized agents). Where supervision of a system is required, no more than 90 seconds shall elapse between the time that a fire protection system device activates and notification is received by the local fire dispatching jurisdiction.

Section 1102.1 entitled "Design" is amended to read as follows:

Section 1102.1 Design: Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, the CURRENT ADA Standards for Accessible Design and the CURRENT State of *Illinois Accessibility Code*.

Section 1301.1.1 entitled "Criteria" is amended as follows:

Section 1301.1.1 Criteria: Buildings shall be designed and constructed in accordance with the CURRENT *International Energy Conservation Code* as adopted by the State of Illinois.

Section 1809.5.1 entitled "Frost Line," is amended and reads as follows:

Section 1809.5.1 Frost Line: The minimum frost line depth design shall be 32 inches below grade.

Section 3103.3 entitled "Location," is amended to read as follows:

Section 3103.3 Location: Temporary structures shall be located with an accessible unoccupied open space around the perimeter having a minimum width of 30 feet from any and all other buildings or structures.

Section 3201.5 entitled "Approval," is added and reads as follows:

Section 3201.5 Approval: Any encroachment into the public right-of-way must be approved by the City Engineer or designee.

Section 3303.8 entitled "Contractors Bond," is added and reads as follows:

Section 3303.8 Contractors Bond: All contractors or other persons proposing to do work requiring a demolition permit from the City of Urbana shall be subject to the requirements of Article I, Section 5.4 of this Ordinance.

Contractors posting surety bonds on Ceity contracts shall not be required to post any additional contractor bond, provided that such bond provides comparable coverage for the work undertaken.

Section 3303.9 entitled "Requirements for Demolition," is added and reads as follows:

Section 3303.9 Requirements for Demolition: All demolition work shall be carried out in accordance with the following specifications:

1. All non-common foundation walls and other below grade structures shall be completely demolished and removed. All materials shall be removed from basement or cellar activities and concrete floors shall be broken up and removed. All putrescible materials shall be removed.
2. Backfilling: No demolition materials, wood, frozen materials, or putrescibles may be used for backfill.
3. Finish grading: After backfilling the contractor shall finish grade the site. Finish grading shall be mounded approximately twelve (12) inches above existing grade in the center of the excavation
EXCEPTION: The excavation abuts an existing building. Finish grading shall then be designed to prevent the ponding of water.
4. Dust control: During demolition work the contractor shall take reasonable steps to eliminate dust. Any water spraying, etc. shall be at the contractor's expense.

Section 3303.10 entitled "Abandoned Driveways," is added and reads as follows:

Section 3303.10 Abandoned Driveways: All abandoned drive accesses and curb cuts to the property must be removed and/or effectively closed to prevent illegal parking on the Ceity right-of-way and/or the vacant lot. A right-of-way permit is required for work in the right-of-way.

Case #1: Abandoned drives from streets with curb and gutters; drive must be removed and curb and gutter installed.

Case #2: Abandoned drives from streets without curb and gutters; drive must be removed; appropriate barrier installed, and grass re-established in the former drive access area.

Case #3: The City Engineer may waive removal of a drive to a vacant lot, approval must be obtained in writing and provided to the Division of Building Safety.

Section 3303.11 entitled "Utilities," is added and reads as follows:

Section 3303.11 Utilities: Prior to the demolition of any structure, arrangements shall be made for the disconnection and/or retirement of all utilities. All sanitary and storm sewers shall be disconnected and plugged in accordance with the standards as determined by the Plumbing Official and the Urbana Engineering Division.

Appendix H entitled "Signs," is ADOPTED and reads as follows:

Section H101.2 entitled "Signs exempt from permits," is deleted and replaced with "Sign Permits" as follows:

Section H101.2 Sign Permits: All signs shall comply with the CURRENT Zoning Ordinance.

Section H105.1.1 Owner's Consent: The written consent of the owner or lessee^{er} of the premises upon which the sign is to be erected may be required.

Section H105.2 entitled "Permits, drawings and specifications," amended as follows:

Section H105.2 Permits, drawings and specifications: Construction documents shall be required for sign permits. These documents shall show the dimensions, material and required details of construction, including loads, stresses and anchors.

Section H105.7 entitled "Alterations," is added and reads as follows:

Section H105.7 Alterations: A sign shall not be enlarged or relocated except in conformity to the provisions of this code for new signs, nor until a proper permit has been secured. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an alteration, provided the conditions of the original approval and the requirements of CURRENT Zoning Ordinance are not violated.

Section H105.8 entitled "Inspections," is added and reads as follows:

Section H105.8 Inspections: Every sign shall be subject to the inspection and approval of the Building Official or designee.

Section H105.8.1 Unsafe and Unlawful Signs: When any sign becomes insecure, in danger of falling, or otherwise unsafe, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this code, the owner thereof or the person or firm maintaining same shall upon written notice of the Building Official, forthwith in the case of immediate danger and in any case within not more than ten days, make such sign conform to the provisions of this article or shall remove it. If within ten days the order is not complied with, the Building Official may remove such sign at the expense of the owner or lessee thereof as provided in Section 115.

Section H105.8.2 Removal: The Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this article.

Section H105.8.3 Maintenance: All signs, their supports, braces, guys, and anchors, shall be kept in repair in accordance with the provisions of this Appendix and Chapter 1. When not galvanized or constructed of approved corrosion-resistant noncombustible materials, signs shall be painted when necessary to prevent corrosion.

Appendix I – Patio Covers is ADOPTED as part of this code.

Secs. 5-24 - 5-30. Reserved.

ARTICLE V – RESIDENTIAL CODE

Sec. 5-31. Adoption of the 2021 International Residential Code for One- and Two-Family Dwellings. The *International Residential Code* for One- and Two-Family Dwellings as promulgated and published by the International Code Council, and referenced in Section 101.2 of the 2021 *International Building Code*, is hereby adopted as the Residential Code of the City of Urbana, Illinois; for the control of one- and two-family detached dwellings of less than four stories in height as herein provided; and each and all of the regulations, provisions, conditions, penalties, and terms of the said 2021 *International Residential Code* for One- and Two-Family Dwellings are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-33.

Sec. 5-32. Effect of State Law. The adoption of the 2021 *International Residential Code* for One- and Two-Family Dwellings herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the Article imposes a more stringent standard or requirement than does the state statute.

Sec. 5-33. Additions, Modifications, Deletions, and Substitutions. The following sections and subsections of the 2021 *International Residential Code* for One- and Two-Family Dwellings are amended or changed as defined in Article I, Section 5 of this Ordinance.

Section R-101.1 entitled “Title” is amended to read as follows:

R-101.1 Title: These provisions shall be known as the Residential Code for One- and Two-family Dwellings for the City of Urbana, Illinois, and shall be cited as such and will be referred to herein as “this code.”

Section R-101.2.1 entitled “Restrictions” is added and reads as follows:

Section R-101.2.1 Restrictions: Manufactured and Mobile Homes are restricted by the Zoning Ordinance and Article XII of Chapter 5 of this Code to approved mobile home parks.

Section R-102.5 Appendices: The following appendixes are hereby ADOPTED as part of this code.

Appendix AF – Radon Control Methods

Appendix AH – Patio Covers

Appendix AJ – Existing Building and Structures

Appendix AO – Automatic Vehicle Gates

Appendix AQ – Tiny Houses

Appendix AS – Strawbale Construction

Appendix AT – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses

Appendix AW – 3-D-Printed Building Construction is ADOPTED as part of this code.

Appendix AY – Visitability

Section R-103.2 entitled “Appointment” is amended and reads as follows:

Section R-103.2 Building Official: The Building Official shall be hired by the applicable governing authority and certified through a recognized certification program.

Section R-105.2 entitled, "Work exempt from Permit" is amended and reads as follows:

Section R-105.2 Work exempt from Permit: Exceptions 1, 2 and 10 are deleted.

Section PM-112 entitled "Board of Appeals," is amended to read as follows:

Section PM-112 Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section R-113.2.1 entitled, "Service of Notices," is added and reads as follows:

Section R-113.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section R-113.4 entitled, "Violation Penalty" is amended to read as follows:

Section R-113.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10(k) of the City of Urbana Code of Ordinances. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Table R-301.2 (1) entitled, "Climatic and Geographic Design Criteria," is amended as follows:

Ground Snow: 20 pounds per square foot.

Wind Speed: Minimum design wind speed shall be 107 mph 3 second gust.

Seismic Zone: Seismic zone shall be zone "B".

Weathering: Weathering index shall be "Severe."

Winter Design Temperature: Four degrees below zero (-4).

Frost Line Depth: 32 inches below grade minimum.

Termite: The jurisdiction is subject to moderate to heavy termite damage.

Decay: The jurisdiction is subject to moderate decay damage.

Ice Shield Underlayment: Ice shield underlayment is required.

Flood Hazard: The jurisdiction entered into National Flood Insurance Program on July 16, 1980 and the currently effective FIRM and FBFB maps are dated October 02, 2013.

Air Freezing Index: Air freezing index is 1265.

Mean Annual Temperature: 51.9 degrees Fahrenheit.

Section R-313.2 entitled "One- and two-family dwellings automatic fire systems is amended to read as follows:

Section R-313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over ~~56~~,000 gross square feet.

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.

Section M-1408 entitled "Vented Floor Furnace" is DELETED in its entirety.

Section M-1601.1.1(3) entitled "Above Ground Duct Systems" is amended to read as follows:

Section M-1601.1.1 Above Ground Duct Systems: 3. Fibrous glass air ducts (duct board) is NOT permitted in any use group.

Section M-2406.2 (7) entitled, "Prohibited Locations," is added and reads as follows:

Section M-2406.2 (7) Prohibited Locations: A vented decorative appliance, vented wall furnace, or space heater shall not be located under a stairway and shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Building Official.

Section M-2433 entitled, "Log Lighters," is DELETED in its entirety.

Section G2437 entitled "Floor Furnace" is DELETED in its entirety.

Section P2601.1 entitled, "Scope," is amended and reads as follows:

Section P2601.1 Scope: The installation of plumbing, appliances, and equipment shall comply with the more stringent provisions of this code, *International Plumbing Code* or the *CURRENT Illinois Plumbing Code*.

Appendix AF – Radon Control Methods

AF101.1 entitled "General," is amended to read as follows:

AF101.1 General: All buildings and radon control systems shall be designed and constructed to meet the minimum of the State of Illinois Radon Resistant Construction Act. [420 ILCS52]

AF102 entitled "Definitions," is DELETED in its entirety.

AF103 entitled "Requirements," is DELETED in its entirety.

AF104 entitled "Testing," is DELETED in its entirety.

Appendix AH – Patio Covers is ADOPTED as part of this code.

Appendix AJ – Existing Building and Structures is ADOPTED as part of this code.

Appendix AO – Automatic Vehicle Gates is ADOPTED as part of this code.

AO103.2.1 entitled "Emergency Access for Vehicle Gates" is added and reads as follows:

Section AO103.2.1 Emergency Access for Vehicle Gates: All electrically operated gates, doors or barriers used for vehicle access shall be equipped with a "Click2Enter" type sensor

compatible with the current 800 mhz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this code. These devices and their installation locations shall be approved by the Fire Code Official.

Appendix AQ – Tiny Houses is ADOPTED as part of this code.

Appendix AS – Strawbale Construction is ADOPTED as part of this code.

Appendix AT – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses is ADOPTED as part of this code.

Appendix AW – 3-D-Printed Building Construction is ADOPTED as part of this code.

Appendix AY entitled “Visitability” is added and reads as follows:

Appendix AY “Visitability”:

Section AY-101 Scope: The provisions of this Appendix require visitability features in new construction of one and two family dwellings funded with financial assistance originating from or flowing through the City of Urbana and shall be in addition to the other requirements of this code.

Section AY-102 Definitions

Public Funds means funds subject to the control or regulation of the City of Urbana, Illinois or any of its officers in their official capacity, except pension.

Financial Assistance means providing public funds intended to be used for paying for labor or materials in the construction of a new single-family or two-family structure. It also includes use of public funds to acquire the parcel of land or the donation of the parcel of land owned by the City, on which a new single-family or two-family structure is to be constructed. Such financial assistance shall not include infrastructure, sanitary or storm sewer or other public infrastructure improvements.

Section AY-103 Applicability: For the purpose of this Section “new construction” shall include the construction of a NEW single family or duplex dwelling on a vacant lot. It shall not include additions to or remodeling of existing buildings. Such financial assistance shall include funds only used for the purchase of land or the donation of land from the City used to construct structures governed by this Appendix. It shall also include funds used for the actual construction of the governed structures, but shall not include infrastructure installation such as sanitary or storm sewers, streets or other costs.

If public funds are utilized to upgrade a particular element(s) of a structure for hazard mitigation, such as higher wind resistance, tornado shelters or other similar features, it shall not in and of itself, require the building to meet the requirements of this Section.

Section AY-104 Visitability Features:

AY-104.1 No step entrance: There shall be at least one entrance (front, side, rear, or through the garage) which has no steps and is served by walks and/or ramps meeting the specifications of Section AM-104.2.

AY-104.2 Visitable Route: The required no step entrance shall be accessed via a visitable route that shall meet the following criteria.

AY-104.2.1 Grade: Sidewalks and ramps shall comply with the CURRENT *Illinois Accessibility Code*.

AY-104.2.2 Width: The visitable route shall have a minimum clear width of 36 inches.

AY-104.2.3 Landings: Landings in a visitable route shall meet the requirements of the CURRENT *Illinois Accessibility Code*.

AY-104.2.4 Surfaces: Surfaces shall be non-slip.

AY-104.2.5 Drainage cross slope: Cross slope shall be no greater than 1/48.

AY-104.3 Doors/Opening: All doors or openings shall have a minimum net clear width of 32".

EXCEPTION: Doors to closets with an area of 15 square feet shall be excluded from this requirement.

AY-104.4 Bathroom Walls: Each bathroom or other room containing a toilet, bathtub, shower stall, or shower seat shall have reinforcing in the walls to allow for future installation of grab bars around those fixtures.

AY-104.5 Corridors: Corridors shall be at least 36 inches in width.

AY-104.6 Environmental Controls

AY-104.6.1 Wall Electrical Outlets: Wall electrical outlets shall be mounted at least 15 inches above the finished floor.

AY-104.6.2 Light Switches, Thermostats and Other Controls: Light switches, thermostats and other control devices shall be mounted no higher than 48 inches above the finished floor.

Section AY-105 Waivers: In cases where site conditions or other restrictions warrant, waivers from this Section may be granted by majority vote of the ~~Urbana City Council after consideration and recommendation of the~~ Building Safety Code Board of Appeals. ~~Said waivers will be forwarded to the City Council only if the Board recommends their approval by majority vote of the members present and voting.~~ If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. ~~The City Council shall have the authority to grant or deny waiver requests that the Board forwards.~~

Secs. 5-34 - 5-40. Reserved.

ARTICLE VI – ELECTRICAL CODE

Sec. 5-51. Adoption of the *National Electrical Code*. The 2020 *National Electrical Code* (NFPA 70) as copyrighted by the National Fire Protection Association is hereby adopted and incorporated herein by reference, as if fully set out in this Article, with the additions and changes prescribed hereinafter. Article 80 is specifically exempted.

Sec. 5-52. Effect of State Law. The adoption of the 2020 *National Electrical Code* (NFPA 70) herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as this Article imposes a more stringent requirement or standard than does the state statute.

Sec. 5-53. Amendments, Deletions, and Modifications. The following additions, deletions, amendments or substitutions, as defined in Article I, Section 5 of this Ordinance, are hereby made to the 2020 *National Electrical Code*.

ARTICLE 90 – Administration and Enforcement:

Section 90-1. General:

Title: This Code shall be known as the Electrical Code of the City of Urbana, Illinois, hereinafter referred to as the “Electrical Code” or “this Code”.

Scope: The design, installation, maintenance, alteration, and inspection of the electrical systems shall comply with the requirements of this Code.

Intent: This Code shall be construed liberally and justly to insure public health, safety, and welfare insofar as they are affected by the installation and maintenance of electrical systems.

Electrical Official: Wherever the terms "Code Official," "Administrative Authority," or "Electrical Official" are used in this Article or in codes and standards referenced by this Article, they shall be held to mean the Electrical Official of the Building Safety Division of the City of Urbana, Illinois, Community Development Services Department.

Safety: This Code contains provisions necessary for safety. Compliance therewith and proper maintenance will result in an installation essentially free from hazard, but not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.

Non-Instruction: This Code is not intended as a design specification nor as an instruction manual for untrained persons.

Liability: This Code shall not be construed to affect the responsibility or liability of any party owner, operating, controlling, or installing any electrical equipment, for damage to persons or property caused by any defect therein, nor shall the City be held as assuming such liability by reason of the inspection or re-inspection authorized herein or the certificate of approval issued as herein provided, or by reason of the approval or disapproval of any equipment authorized herein.

Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section 90-2 Applicability: The provisions of this Code shall apply to the installations and equipment within, on, or around public and private buildings, or other structures, including mobile homes, recreational vehicles, floating buildings, and other premises such as yards, carnival, parking, and other lots and industrial substations.

Including:

1. Installation of conductors that connect to the supply of electricity.
2. Installation of other outside conductors on the premises.
3. Installation of optical fiber cable.
4. Certain low voltage installations.

It is the intent that this Code covers all premises wiring or wiring other than utility owned metering equipment, on the load side of the service point of buildings, structures, or any other premises not owned or leased by the utility. Also, it is the intent that this Code covers installations in buildings used by the utility company for purposes such as office buildings, warehouses, garages, machine shops, and recreational buildings which are not an integral part of a generating plant, substation, or control center.

This Code shall not cover:

1. Installations in ships, watercraft other than floating buildings, railway rolling stock, aircraft, or automotive vehicles other than mobile homes and recreational vehicles.
2. Installations underground in mines.
3. Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communication purposes.
4. Installations of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for such installations.
5. Installations under the exclusive control of electric utilities for the purpose of communication, or metering, or for the generation, control, transformation, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property.

Matters Not Provided For: Any requirements essential for the safe operation of any appliance or electrical system not specifically provided for by this Code shall be determined by the Electrical Official.

Continuation of Unlawful Use: It shall be unlawful to install, extend, alter, repair, or maintain electrical systems in or adjacent to buildings except in conformity with this Code.

Section 90-3 Existing Electrical Systems:

Application: This Code shall apply to existing electrical systems described in this Section.

1. Electrical systems in a building occupied for occupancies or uses other than those for which it was occupied at the time this Code became applicable.
2. Electrical systems in a building moved as specified in Section 90-6.

Additions or Alterations: Any addition or alteration, regardless of cost, made to an electrical system shall be made in conformity with applicable regulations of this Code. Where additions or alterations subject parts of existing systems to loads exceeding those permitted herein, such parts shall be made to comply with this Code.

Existing Use Continued: Except as otherwise provided in this Code a provision in this Code shall not require the removal, alteration, or abandonment of, nor prevent continued use of, an existing electrical system; provided the system conforms with the codes in existence at the time of its installation.

Section 90-4 Repairs and Maintenance:

Maintenance: All electrical systems, both existing and new, and all parts thereof shall be maintained in a safe condition. All devices or safeguards which are required by this Code shall be maintained in good working order.

Owner Responsibility: The owner or the owner's designated agent shall be responsible for the maintenance of electrical systems.

Section 90-5 Demolition: No building or structure shall be demolished until the electrical service has been properly terminated by the utility company. The Electrical Official may require notification of termination, in writing from the utility company.

Section 90-6 Moved Structures: The electrical systems in a building or structure which is to be moved or relocated must comply with the minimum requirements for rewiring existing construction before such building may be occupied, (See Section 120.2 B, C, D, & E).

Section 90-7 Approval:

It shall be unlawful for any person to use any electrical device, apparatus, wiring material, or current limiting device of any kind that does not meet the Standards of Underwriters Laboratories or other approved testing laboratories, listed in Chapter 35 of the 2021 *International Building Code*, Entitled: Referenced Standards, as to safety and adequacy.

The Electrical Official may waive specific requirements in this Code or permit alternate methods, where it is assured that equivalent objectives can be achieved by establishing and maintaining effective safety.

This Code may require new products, constructions, or materials which may not yet be available at the time the Code is adopted. In such event, the authority having jurisdiction may permit the use of the products, construction, or materials which comply with the most recent previous edition of this Code adopted by this jurisdiction.

Research and Investigations: The Electrical Official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly, and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, its use may be approved subject to the requirements of this Code. The costs of all tests, reports, and investigations required under these provisions shall be paid by the applicant.

Special Permission: The authority having jurisdiction for enforcing this Code may grant exception for the installation of conductors and equipment not under the exclusive control of the electric utilities and used to connect the electric utility supply system to the service-entrance conductors of the premises served, provided such installations are outside a building or terminate immediately inside a building wall.

Accepted Industry Practice: In the absence of provisions not specifically contained in this Code or approved rules, accepted industry practice in respect to material, equipment, or method of installation will serve as the standard for enforcement by the Electrical Official governing electrical installations.

Section 90-8 Electrical Official:

General: The Electrical ~~Inspector~~ Official of the Building Safety Division of the Department of Community Development Services of the City of Urbana shall be designated the Electrical Official for the purposes of this Code.

Relief from Personal Responsibility: The Electrical Official, officer or employee charged with the enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of Official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Official or any subordinate shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any officer of the Office of Electrical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section 90-9 Duties and Powers:

General: The Electrical Official shall enforce all the provisions of this Code relative to the installation, alteration, repair, maintenance, or operation of all electrical systems, devices, and equipment, except as may otherwise be specifically provided for by other requirements or as provided in the following sections.

The provisions of this Code may be modified or waived by special permission, by the Electrical Official where such permission is allowed by a section in this Code.

Application and Permits:

1. The Electrical Official shall receive applications and issue permits for the installation and alteration of electrical systems and equipment.
2. The Electrical Official shall have the authority to deny issuance of an electrical permit to an applicant who is delinquent in obtaining inspections as required in Section 90-16 or delinquent in compliance with notices and orders.

Notices and Orders: The Electrical Official shall issue all necessary notices or orders to remove illegal or unsafe equipment or require repairs or replacement of such equipment.

Inspections: The Electrical Official shall make all the required inspections, or may accept reports of inspection by approved services or individuals.

Rule Making Authority: The Electrical Official shall have power as may be necessary in the interest of public safety, health, and general welfare to adopt and promulgate rules and regulations to interpret and implement the provisions of this Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving working stresses or fire protection requirements specifically provided in this Code, or of violating approved engineering practice involving public safety.

The Electrical Official is hereby empowered to attach to electrical cabinets and equipment, any Official notice or seal to prevent or permit use of electricity and it shall be unlawful for any other person to put or attach such seal or notice, or to break, change, destroy, tear, mutilate, cover, relocate, or otherwise deface or injure any such official notice or seal posted or duly signed by the Electrical Official.

Section 90-10 Permits:

The Electrical Official shall examine or cause to be examined all applications for permits and amendments thereto within a reasonable time after filing. If the application or the plans do not conform to the requirements of all pertinent laws, such application shall be rejected. If the

Electrical Official is satisfied that the proposed work conforms to the requirements of this Code and all laws and ordinances applicable thereto, a permit shall be issued as soon as practical.

1. No electrical equipment or system shall be altered or installed without first obtaining an electrical permit.

EXCEPTION: A permit shall not be required for minor electrical repairs (involving no new work, alterations, or change whatever) that are necessary and incident to the maintenance only in good condition of an established plant, installation or system of wiring. However, this exception does not permit the installation of any new circuits or the extension of any circuits already installed.

Application for Permits: Application for an electrical permit shall be made on forms prepared and provided by the Electrical Official.

Persons Applying: Applications for electrical permits shall be made only by those persons qualified, as defined by this Code, to perform electrical work.

In no case shall anyone apply for a permit to do work which they are not authorized by the owner or owner's agent to perform.

Plans and Specifications: The application for the permit shall be accompanied by specifications and plans drawn to scale, with sufficient clarity and detail dimension to show the nature and character of the work to be performed. When quality of materials is essential for conformity to this Code, specific information shall be essential for conformity to this Code, specific information shall be given to establish such quality; and this Code shall not be cited, or the term "legal" or its equivalent to be used, as a substitute for specific information. The Electrical Official may waive the requirement for filing plans when the work involved is of a minor nature.

Revocation: The Electrical Official may revoke a permit or approval issued under the provisions of this Code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.

Suspension: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

Section 90-11 Conditions of Permit:

Qualifications of Contractors: Except as indicated in Section 90-12 herein, electrical permits shall be issued only to contractors licensed by the City of Urbana to perform such work.

Payment of Fees: A permit shall not be issued until the fees prescribed in Chapter 14 (licenses and permits) of the Urbana Code of Ordinances are submitted.

Code Compliance: The permit shall be authorization to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of this Code, except as specifically stipulated by approved modification as described in the application.

Permit Compliance: All work shall conform to the approved application and plans for which the permit has been issued, and any approved amendments thereto. Modifications or changes in the work shall not be made without first obtaining approval from the Electrical Official and paying any additional required fees.

Not Transferable: Permits are not transferable. A permit shall be valid only to the party authorized to do the work as indicated on the application and any bona fide employees, as allowed by this Code.

Annual Permits: The Electrical Official may issue annual permits under the following conditions:

1. Application shall be made annually in a form approved by the Electrical Official.
2. No permits shall be issued until the proper fees have been paid.
3. The application for an annual permit shall include the name of the supervising electrician that is to be responsible for the work. The ~~E~~lectrical ~~inspector~~ Official shall be notified prior to any change in the supervising electrician. The supervising electrician shall be licensed as required in this Code.
4. Work performed under the annual permit shall be limited to minor installations or alterations. Separate electrical permits shall be obtained for major changes in electrical equipment or apparatus, changes in service, relocation of major pieces of equipment or high voltage devices and/or electrical remodeling of areas or spaces including changes in lighting.
5. An annual permit shall be issued only to those businesses, companies, or corporations which use qualified people in modifications and equipment changes. Annual permits may be issued to cover malls, hospitals, factories, and other organizations which have employees for the full-time and constant maintenance and repair of electrical systems.
6. The annual permit shall specify each and every building location or premises where work is to be performed along with the name of the designated supervising electrician.
7. The designated supervising electrician shall maintain a log of all work performed during each month for which the permit was issued. This log shall list the type and location of all work performed under the annual permit. Work not listed on the log and all major electrical work shall require a separate electrical permit. The designated supervising electrician shall update and maintain the log for review by the Electrical Official.
8. Any person violating any of the provisions of this article applicable to annual electrical permit certificates shall be subject to the penalties provided and in addition thereto, the annual electrical permit certificate issued to such person shall be revoked by the Electrical ~~Inspector~~ Official in writing to the party involved, and any unexpired fee therein shall be retained by the City, provided however, that revocation by the Electrical Official shall be subject to appeal to the Building Safety Code Board of Appeals.

Section 90-12 Registration of Electrical Contractors:

Permits for electrical work shall be issued only to registered electrical contractors as defined herein.

EXCEPTION: Permits may be issued to the owner/occupant of a single-family dwelling used exclusively for living purposes, including the usual accessory buildings to perform electrical work in said dwelling, provided the person is a bona fide owner of such dwelling and that the same will be occupied by the owner for at least one year, and the owner shall personally purchase all material and perform all labor in connection therewith, and provided that all workmanship, methods, and materials shall meet the requirements of this article.

Contractors shall become registered by applying to the Electrical Official. Upon satisfactory compliance with this section, the Electrical Official shall issue a Certificate of Registration authorizing the applicant to engage in such business during the fiscal period for which it is issued.

1. Applications for registration of an electrical contractor shall not be taken unless submitted with the proper fee, as prescribed in Chapter 14 (Licenses and Permits) of the Urbana Code of Ordinances.
2. Assurances Required: Registration as required above shall require filing with the Electrical Official a statement that such contractor shall restore the ~~e~~City streets, alleys,

sidewalks, parking, and all other ~~C~~city property to as good a condition as the same were before such contractor disturbed such for work performed by the contractor.

3. Applications: Registration shall require completion of the application upon the form approved by the Electrical Official.
4. The application shall specify the supervising electrician(s) responsible for the performance and/or supervision of any and all electrical work to be performed as authorized by a permit obtained by the applicant.
5. In the event of any change or termination of the ~~s~~Supervising ~~e~~Electrician, the registered electrical contractor shall have thirty days in which to apply for revision of registration or to have another registered electrical contractor apply for a permit and to complete the unfinished work.
6. Any electrical contractor properly licensed in any other jurisdiction, where the licensing requirements of said other jurisdiction are deemed equivalent to Urbana requirements by the Electrical Official, who wishes to perform permit-required work in Urbana, shall submit an application along with proof of current license and the fee prescribed for reciprocal registration as prescribed in Chapter 14 of the Urbana Code of Ordinances. If reciprocal registration is denied, the applicant may either successfully complete the licensing requirements of a supervising electrician in Urbana or an appeal may be made within seven days of receipt of denial to the Building Safety Code Board of Appeals. The Building Safety Code Board of Appeals shall either confirm or deny registration by a majority vote.
7. Certificates of registration shall expire on the 30th day of June following issuance. Application for renewal shall be made by submitting the proper fee and by submitting any changes to the original application on or before 30 days after the date of expiration. Failure to renew registration July 31 shall require submission of a new application and double the prescribed fee. Any renewal or re-registration which has been expired, revoked, suspended, or otherwise invalid for a period longer than 90 days shall require re-examination of the supervising electrician.
8. Performance of permit-required electrical work without a valid registration as an electrical contractor in Urbana shall be deemed a violation of this Code.
9. Any false statement on the application for registration shall constitute fraud, and cause the registration to be null and void.
10. If in the opinion of the Electrical Official any electrical contractor registered under this Code shall have willfully or repeatedly violated any of the provisions of this Article, the Electrical Official shall refer written charges against such offending registered electrical contractor to the Building Safety Code Board of Appeals. Upon the receipt of such written charges, the Building Safety Code Board of Appeals shall within fourteen (14) calendar days after majority vote of those present, determine whether or not such registered electrical contractor's license shall be suspended or revoked by the City. In no event may a suspension exceed six (6) months. The Electrical ~~Inspector-Official~~ shall keep a suitable record of all registrations issued and a suitable record of all suspensions or revocations by the Board.

Section 90-13 Approval of the Supervising Electrician:

Before any permit to install or alter electrical work shall be issued to any person entitled to secure permits under this Section, such person shall appoint or employ a person, ~~who may be himself/herself, or some other person, for the purpose of the electrical regulations of this Article,~~ who shall be known as the supervising electrician for the purpose of the electrical regulations of this Article.

1. The supervising electrician shall be employed on a full-time basis with the electrical contractor.

The supervising electrician shall be on-site or with-in 100 miles during all electrical installations.

The supervising electrician shall be available for any and all inspections if requested by the Electrical Official.

The supervising electrician shall have had at least four (4) years or eight thousand (8,000) hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment, and apparatus, or an experience equivalent thereto. Applicants shall furnish the names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this Section shall be required to pass the National Standard Master Electrician Examination to be administered by the International Code Council. Said applicant shall pay any examination fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration without restrictions upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Any person denied status as a supervising electrician by the Electrical Official may appeal the denial to the Building Safety Code Board of Appeals. The Board, following a hearing of evidence, shall confirm or reverse the Electrical Official's decision by a majority vote of those members present.

Re-examinations shall be administered by the International Code Council. Said applicant shall pay any examination fees required by the International Code Council. Applicants may re-examine at the earliest allowable time as established by the International Code Council.

The Electrical Official may limit the size, scope, and type of electrical work which the supervising electrician shall be authorized to perform. Applicants seeking to obtain a restricted/limited registration as described in this section shall be required to have had at least two years or 4000 hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment and apparatus, or an experience thereto. Applicants shall furnish names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this section shall be required to pass the National Standard Residential Electrician Exam to be administered by the International Code Council. Said applicant shall pay any exam fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration with restrictions/limitations upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Such restrictions/limitations shall be based upon the applicant's experience, technical education, and successful performance on the National Standard Residential Electrician Exam. Such limitations shall be recorded on the Certificate of Registration(s) and shall authorize said supervising electrician to perform electrical work as follows:

1. One- and Two-Family detached dwelling electrical work.
2. Sign installations and neon lighting.
3. Apartment buildings.
4. Air conditioning and heating installations limited to residential use.

The Electrical Official may limit the size, scope, and type of electrical work which the supervising electrician shall be authorized to perform. Applicants seeking to obtain a restricted/limited registration as described in this section shall be required to have had at least two years or 4000 hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment and apparatus, or an experience thereto. Applicants shall furnish names and addresses of former employers, periods of time employed, and in what capacity. Proof of such

service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this section shall be required to pass the National Standard Maintenance Electrician Exam to be administered by the International Code Council. Said applicant shall pay any exam fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration with restrictions/limitations upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Such restrictions/limitations shall be based upon the applicant's experience, technical education, and successful performance on the National Standard Maintenance Electrician Exam. Such limitations shall be recorded on the Certificate of Registration(s) and shall authorize said supervising electrician to perform electrical work as follows:

1. Limited to facility where employed
2. Commercial/industrial electrical maintenance
3. Circuit installation not exceeding 60amp
4. Motor control wiring
5. HVAC installations not exceeding 60amp
6. Sign installations

Appeals of limitations shall be treated the same as an appeal of denial as described in Section 90-13(B) of this Code.

Section 90-14 Registration of Electronic Fire Protection Contractors:

A permit shall be required for the installation of electronic fire protection systems, low voltage or otherwise, including all fire alarm systems and electronic supervising components of fire suppression systems.

Contractors who install and/or maintain electronic fire protection systems shall be registered electrical contractors as prescribed in Section 90-12 or shall be registered as Electronic Fire Protection System Contractors.

The Electrical Official shall issue registrations as Electronic Fire Protection Systems Contractors (EFPSC) upon submittal of an application for registration along with proof of a valid State of Illinois license to perform such work. The application shall include the supervising electrician who shall, at a minimum, be approved for the installation of fire alarms.

Section 90-15 Fees:

Fees for permits, testing, licensing, and inspections shall be as prescribed in Chapter 14, (Licenses and Permits), of the Urbana Code of Ordinances.

Section 90-16 Inspections:

All work and equipment for which a permit is obtained under this Code shall be inspected and approved by the Electrical Official. Any portion of work intended to be concealed by any permanent portion of the building or by site work shall not be concealed until inspected and approved by the Electrical Official. When installation of any equipment is complete, a final inspection shall be made. Equipment regulated by this Code shall not be connected to the power supply and placed in normal operation until it complies with all applicable requirements of this Code, and a final inspection has been completed.

The Electrical Official may order the uncovering of any work which has been concealed and which may prevent reasonable inspection. The uncovering and subsequent repair work shall be

performed at the owners of the buildings' expense and the Electrical Official shall not be held responsible for the failure of the permit holder to have the work inspected.

Inspection of Annual Permits

1. The Electrical Official shall make periodic inspections of sites where work is authorized by an annual permit.
2. The possessor of a valid annual electrical permit shall be responsible for maintaining a log of work and for assisting the Electrical Official in determining the work performed, within reasonable limits.

Concealment: No wiring shall be concealed prior to inspection and approval. It shall be the responsibility of the contractor to request inspections as required, also to arrange for entrance to a building, and provide for removal of covers, devices, etc., as is necessary for inspection.

Final Inspection: Upon completion of the electrical work and before final approval is given, the Electrical Official shall inspect the work and observe the final test to insure compliance with the requirements of this Code.

Right of Entry: In the discharge of duties, the Electrical Official or an authorized representative shall have the authority, subject to applicable law, to enter at any reasonable hour any building, structure, or premises in the City limits of Urbana, to enforce the provisions of this Code.

Section 90-17 Workmanship: All work shall be conducted, installed, and completed in a workmanlike and approved manner so as to secure the results intended by this Code.

Section 90-18 Electrical Power Supply: It shall be unlawful for any individual, partnership, corporation, group, or association to supply electricity to any electrical equipment if a permit is required for its installation unless such connection has been authorized by the Electrical Official. It shall be unlawful to make connections to equipment that has been disconnected or ordered disconnected by the Electrical Official.

Section 90-19 Emergency Disconnections: Any person owning or controlling electric wires or apparatus for the transmission of light, heat, or power shall in case of emergency, upon the request of any official of the Fire Department or the Electrical Official disconnect such wires or apparatus as may be designated by such Official.

Section 90-20 Correction/Abatement of Hazards: When any electrical work is found by the Electrical Official to be dangerous to persons or property because it is defective or improperly installed, the person responsible for the electrical system shall be notified by the Electrical Official in writing, and required to make the necessary correction within the time specified in such written notice, and if the person shall fail to make these required corrections, the Electrical Official shall have the power and authority to disconnect or order the discontinuance of electrical service to the electrical equipment or to the entire structure; provided, upon receipt of such written notice from the Electrical Official, the person named as responsible therein shall have the right to submit an appeal to the Building Safety Code Board of Appeals if submitted within three (3) calendar days from receipt of such written notice, provided however, that the Electrical Official shall have the authority to require immediate corrections or to order the disconnection of any electrical device or system which, in the Electrical Official's opinion, shall constitute a fire hazard or shall otherwise be unsafe to the occupants of the building.

Section 90-21 Stop Work Orders:

Notice to Stop Work: Upon notice from the Electrical Official that work on any building, structure, or premises is being conducted contrary to the provisions of this Code or in an unsafe

or dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. It shall state the conditions under which electrical work may be resumed.

Unlawful Continuance: Any person who shall continue any work in or about the structure 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 a violation of this Code.

Section 90-22 Violations:

Unlawful Acts: It shall be unlawful for any person, firm, or corporation to erect, construct, alter, repair, remove, demolish, or operate electrical equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.

Notice: The Electrical Official shall serve a notice of violation or order on the person responsible for the extension, repair, removal, demolition, or operation of electrical equipment or systems in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair electrical equipment or systems in violation of an approved plan or directive of the Electrical Official, or of a permit issued under the provisions of this Code, shall be subject to the penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Service: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 90-23 Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Article 120 entitled, "General Rules for Electrical Installations" is added and reads as follows:

Article 120 General Rules for Electrical Installations

Section 120-1 Application: The following rules shall apply to all electrical work and materials within the corporate limits of Urbana, Illinois, and shall apply specifically where other requirements in this Code conflict or are less stringent.

Section 120-2 Requirements for Rewiring Existing Residences:

For the purpose of this Section, installation of a new service to increase the ampacity shall constitute a service upgrade and require no other rewiring. A service upgrade shall be subject to the requirements of Section 120-B and 120-2E. Changing out the same size panel (ampacity)

does not constitute a service upgrade or rewire. Application for a permit for a service upgrade and rewire shall be subject to the requirements of Sections 120-2B, 120-2C, and 120-2-D.

The residence shall meet the requirements of the latest adopted edition of the Property Maintenance Code, except as amended in this section.

Service: The size and usage of appliances and equipment shall be used as the basis for determining the need for additional facilities in accordance with the latest adopted edition of this Electrical Code. The minimum allowable service capacity shall be 100 Ampere, minimum 20 circuit, three wire, 120/240 volt. Panel locations shall meet the requirements of the NEC.

EXCEPTION: New panels may be located in the original panel location when located over readily moveable appliances or equipment with prior approval of the Electrical Official.

Electrical System Hazards: All unsafe conditions shall be disclosed to the owner by the electrical contractor and corrected prior to inspection. The following items are declared to be hazardous and it shall be unlawful to create, maintain or permit the same to exist.

1. Conductors or devices carrying electrical energy in excess of the approved rated capacity.
2. Electrical wiring of all types, not supported in an approved manner (existing wiring will be allowed to remain on the bottom of floor joists in basements if secured at appropriate intervals to eliminate sagging.)
3. Splices unenclosed in approved boxes other than knob and tube wiring inside walls and attics.
4. The absences of, or use of unapproved connectors for splices and termination into boxes or cabinets.
5. Exposed fuse blocks or cleat type lighting fixtures.
6. Defective wiring that is damaged or with deteriorated insulation.
7. Flexible cords, commonly known as lamp or extension cords, used as a substitute for fixed permanent wiring; where run through or behind walls, ceilings, baseboards, doorways, windows, and floors or where attached to building surfaces such as walls, ceilings, floors and baseboards.
8. The use of the grounded circuit conductor (neutral conductor) used for grounding, except where allowed by NEC 250-.142(B), for such listed appliances as stoves, ovens, cook-tops, and clothes dryers.
9. Broken porcelain luminaires or cord type luminaires with frayed or deteriorated insulation.
10. Boxes or conduits with excessive number of conductors.
11. Knob and tube wiring in areas other than inside walls or attics that are subject to physical damage (run exposed on walls, ceilings below 7 feet 6 inches, and below floor joists in basements).
12. Broken receptacles or switches and receptacles with inadequate tension.
13. Missing or broken cover plates.
14. Overloaded circuits and inadequate circuit distribution as determined by the Electrical Official. Any unsafe conditions other than those specifically noted.

Section 120.3 Additional Load on Existing Service:

It shall be the responsibility of the contractor or other authorized person adding additional circuits or equipment to existing services to determine beforehand if the service is of sufficient size and capacity to carry such additional load as determined by 2020 *National Electrical Code*, Article 220.83 and according to the rules established under other Sections of this Article, and if

not, it shall be unlawful to make the addition until the service has been increased to required size.

New residential service capacity shall not be less than one hundred ampere, three wire, 120/240 volt for new residences and service upgrades.

Secs. 5-54 - 5-60. Reserved.

ARTICLE VII – PLUMBING CODE

Sec. 5-61. Adoption of the CURRENT *Illinois Plumbing Code* and the 2021 *International Plumbing Code*. The provisions of the CURRENT *Illinois Plumbing Code* and the *International Plumbing Code* are hereby adopted as the Plumbing Code of the City of Urbana, and apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances. And terms of the said Plumbing Code are hereby referred to, adopted and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-63.

Sec. 5-62. Effect of State Law. The adoption of the 2021 *International Plumbing Code* herein pursuant to home rule powers is not intended to negate the *Illinois Plumbing Code* on the same subject except insofar as the article imposes a more stringent requirement or standard than the CURRENT *Illinois Plumbing Code*. However, the code that provides the greater protection to the public's safety, health, and property shall apply. And, where differences occur between the CURRENT *Illinois Plumbing Code*, the *International Plumbing Code* or any other code or standard referenced by this Code, the provisions of the CURRENT *Illinois Plumbing Code* shall take precedence.

Sec. 5-63. Additions, Modifications, Deletions, and Substitutions. The following administrative requirements for Plumbing work and permitting apply:

Section P-101.1 entitled, "Title," is amended to read as follows:

Section P-101.1 Title: These regulations along with the CURRENT *Illinois Plumbing Code* shall be known as the Plumbing Code of the City of Urbana. Any and all references in the Building Code or any other ordinances of the City of Urbana which reference a plumbing code shall reference these codes, hereinafter referred to as "this Code."

Section P-103.1 entitled, "General," is amended to read as follows:

Section P-103.1 General: The term "Code Official," as used in this Code, shall refer to the Plumbing/Mechanical Official.

Section P-106.6 entitled, "Fees," is amended and reads as follows:

Section P-106.6 Fees: The application for a plumbing permit shall be submitted along with the prescribed fees as published in Chapter 14, (licenses and fees) of the Urbana Code of Ordinances.

Section P-106.7 entitled, "Separate Permits Required," is added and reads as follows:

Section P-106.7 Separate Permits Required: A permit shall authorize plumbing work to be performed at only one address. Each structure, building, parcel, or address shall require a separate permit.

Section P-106.8 entitled, "Private Sanitary Disposal Permits," is added and reads as follows:

Section P-106.8 Private Sanitary Disposal Permits: A permit for a private sanitary disposal system shall not be issued by the City until proper approval and the required permits have been obtained as required by state law and Chapter 24 of the Urbana Code of Ordinances.

Section P-106.7 entitled, "Excavation Permit," is added and reads as follows:

Section P-106.7 Excavation Permit: A permit for work within the right-of-way and/or for the connection of any storm or sanitary sewer to a public system shall not be issued until approval from the City Engineer has been documented.

Section P-106.5.1 entitled, "Permit Denial," is added and reads as follows:

Section P-106.5.1 Permit Denial: The Plumbing/Mechanical Official shall have the authority to deny issuance of a plumbing permit to any applicant who is delinquent with respect to permits and notices previously issued to applicant.

Section P-107.8 entitled, "Waste Retention and Disposal" is added and reads as follows:

Section P-107.8 Waste Retention and Disposal: The Plumbing/Mechanical Official shall have the authority, subject to applicable law, to inspect at any reasonable time, any waste separator, serving any structure, to ensure that proper waste retention and disposal operations are being maintained.

Section P-108.2.1 entitled, "Service of Notices" is added and reads as follows:

Section P-108.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section P-108.4 entitled, "Penalties," is amended and reads as follows:

Section P-108.4 Violation Penalties: Any person who violates any provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, install, or repair plumbing equipment or systems in violation of this Code shall be subject to the penalties as prescribed in Section 1-10 of the Urbana Code of Ordinances. Each day that a violation continues shall be deemed a separate offense.

Section P-108.5 entitled, "Stop Work Orders," is amended and reads as follows:

Section P-108.5 Stop Work Orders: Any person who shall continue any work in or about the structure 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 subject to penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Section P-109.1.1 entitled, "Building Safety Code Board of Appeals," is added and reads as follows:

Section P-109.1.1 Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals as detailed in Article III of this adopting ordinance.

Sections P-109.2 through P-109.7 are deleted.

Section P-202 General Definition of "Plumbing/Mechanical Official" is added and reads as follows:

Plumbing/Mechanical Official: Wherever the terms "Code Official," "Administrative Authority," or "Plumbing Official" are used in this Article or in codes and standards referenced by this Article, they shall be held to mean the Plumbing/Mechanical Official of the Building Safety Division of the City of Urbana, Illinois, Community Development Services Department.

Section P-301.8 entitled, "Residential," is added and reads as follows:

Section P-301.8 Residential: One- and Two-Family homes for which a building permit for initial construction is issued after July 1, 1994, with levels below grade which are provided with plumbing fixtures or drains must have overhead discharge and no gravity discharge to the sewer system.

Section P-301.9 entitled, "Public Systems Available," is amended and reads as follows:

Section P-301.9 Public Systems Available: A public water supply or public sewer system shall be considered available to a building when the building is located within 100 feet of the public water main or sewer.

Secs. 5-64 - 5-70. Reserved.

ARTICLE IX – MECHANICAL CODE

Sec. 5-71. Adoption of the 2021 *International Mechanical Code*. The 2021 *International Mechanical Code*, as published by the International Code Council, is hereby adopted as the mechanical code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said 2021 *International Mechanical Code* are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes prescribed in Section 5-73 of this Article.

Sec. 5-72. Effect of State Law. The adoption of the 2021 *International Mechanical Code* herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute.

Sec. 5-73. Additions, Deletions, Modifications, and Amendments. The following sections of the 2021 *International Mechanical Code*, are amended and/or changed as defined in this Article, as follows:

Section M-101.1 entitled, "Title," is amended to read as follows:

Section M-101.1 Title: This code shall be known as the Mechanical Code of the City of Urbana, Illinois, hereinafter referred to as the Mechanical Code, or "this Code".

Section M-103.1 entitled "General," is amended to read as follows:

Section M-103.1 General: The term "Code Official" as used in this code, shall refer to the Plumbing/Mechanical Official. The Plumbing/Mechanical ~~inspector~~Official of the Building Safety Division of the Department of Community Development Services of the City of Urbana shall be designated the Mechanical Official for the purposes of this Code.

Section M-106.3.4 entitled, "Separate Permits Required," is added and reads as follows:

Section M-106.3.4 Separate Permits Required: A permit shall authorize mechanical work to be performed at only one address. Each structure, building, parcel, or address shall require a separate permit.

Section M-106.4.5.1 entitled, "Permit Denial," is added and reads as follows:

Section M-106.4.5.1 Permit Denial: The Plumbing/Mechanical Official shall have the authority to deny issuance of a mechanical permit to any applicant who is delinquent with respect to permits and notices previously issued to applicant.

Section M-106.5.2 entitled, "Fee Schedule," is amended to read as follows:

Section M-106.5.2 Fee Schedule: The fees for all mechanical work shall be as prescribed in Chapter 14 in the Urbana Code of Ordinances.

Section M-106.5.3 entitled "Fee Refunds" is DELETED.

Section M-107.4 entitled "Approval," is DELETED.

Section M-108.2.1 entitled "Service of Notices," is added and reads as follows:

Section M-108.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section M-108.4 entitled, "Violation Penalties," is amended to read as follows:

Section M-108.4 Violation Penalties: Any person who violates any provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair mechanical equipment or systems in violation of this Code shall be subject to the penalties as prescribed in Section 1-10 of the Urbana Code of Ordinances. Each day that a violation continues shall be deemed as a separate offense.

Section M-108.5 entitled, "Stop Work Orders," is amended to read as follows:

Section M-108.5 Stop Work Order: Any person who shall continue any work in or about the structure 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 subject to penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Section M-109.1.2 entitled, "Building Safety Code Board of Appeals," is added and reads as follows:

Section M-109.1.2 Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Sections M-109.2 entitled, "Membership of Board," through M-109.7 entitled, "Court Review," are deleted.

Section M-202 entitled, "Code Official," is added and reads as follows:

Section M-202 Code Official: Wherever the terms "Code Official," "Authority Having Jurisdiction," or "Administrative Authority," are used, (in this Code or in referenced codes and standards), they shall be held to mean the Plumbing/Mechanical Official of the Building Safety Division of the City of Urbana, Community Development Services Department.

Section M-301.6(1) entitled, "Fuel-Burning Equipment," is added and reads as follows:

Section M-301.6(1) Fuel-Burning Equipment: All fuel-burning heating equipment, both newly installed and existing, shall be equipped with an approved supervised pilot/ignition assembly (flame safeguard).

Section M-303.3(6) entitled, "Sleeping Rooms," is added and reads as follows:

Section M-303.3(6) Sleeping Rooms: Gas-fired or liquid fuel-fired equipment and appliances shall not be made accessible from sleeping rooms, bathrooms or any habitable rooms with doors normally kept closed unless otherwise approved by the Code Official.

Section M-304.13 entitled, "Equipment on Roofs," is added and reads as follows:

Section M-304.13 Equipment on Roofs and in attics: A roof or attic on which mechanical equipment is to be installed shall be capable of supporting the additional weight and dynamic action loads.

Section M-313 entitled, "Furnaces and Heaters," is added.

Section M-313 Furnaces and Heaters

Section M-313.1 entitled, "Heat Exchangers," is added and reads as follows:

Section M-313.1 Heat Exchangers: Forced air and gravity furnace heat exchangers shall not be repaired unless approved by the Code Official.

Section M-313.2 entitled, "Floor Furnaces," is added and reads as follows:

Section M-313.2 Floor Furnaces: The installation of floor furnaces is prohibited in all occupancies.

Section M-313.3 entitled, "Dwelling Heating," is added and reads as follows:

Section M-313.3 Dwelling Heating: Wall furnaces, through-the-wall heaters, and space heaters shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Code Official.

Section M-313.4 entitled, "Direct Fired Heaters," is added and reads as follows:

Section M-313.4 Direct Fired Heaters: Direct gas-fired heaters may be installed only in occupancies of Use Group H, S, or F, unless otherwise approved by the Code Official.

Section M-403.1.1 entitled, "Negative Pressure," is added and reads as follows:

Section M-403.1.1 Negative Pressure: Ventilation and exhaust systems shall be designed and installed so that negative pressure from the ventilation system cannot adversely affect the flues, vents, chimneys, or combustion air supply for fuel-burning equipment.

Section M-403.2.3 entitled, "Return Air," is added and reads as follows:

Section M-403.2.3 Return Air: Air from any boiler/furnace room, bath/toilet room, kitchen, trash room, janitor closet, garage, storage room, dissimilar occupancy, different dwelling, or any room containing toxic, flammable, corrosive, radioactive, contaminants, offensive odors, or pathogenic materials shall not be recirculated.

Section M-603.5 entitled "Nonmetallic ducts" is amended to read as follows:

Section 603.5 Nonmetallic ducts: Nonmetallic ducts shall be construction with Class 0 or Class 1 duct material in accordance with UL 181. . The maximum air temperature within

nonmetallic ducts shall not exceed 250°F (121°C). Fibrous glass air ducts (duct board) are **not** permitted in any use group.

Section M-603.9 entitled "Joints, seams and connections" is amended to read as follows:

Section 603.9 Joints, seams and connections: All longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards – Metal and Flexible and . All joints, longitudinal and transverse seams and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Closure systems used to seal ductwork listed and labeled in accordance with UL 181A shall be marked "181A-P" for pressure-sensitive tape, "181 A-M" for mastic or "181 A-H" for heat-sensitive tape. Closure systems used to seal flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181B-FX" for pressure-sensitive tape or "181B0M" for mastic. Duct connections to flanges of air distribution system equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked "181B-C." Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions. Unlisted duct tape is not permitted as a sealant on any metal ducts.

EXCEPTION: Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Section M- 901.2.2(1) entitled, "Gas Log Lighters," is added and reads as follows:

Section M-902.2(1) Gas Log Lighters: Gas log lighters are PROHIBITED.

Section M-901.2.2(2) entitled, "Gas Logs," is added and reads as follows:

Section M- 901.2.2(2) Gas Logs: Gas logs shall be listed by a nationally recognized testing laboratory and shall be approved by the Code Official. When a gas log is installed in a fireplace, the fireplace damper shall be permanently removed.

Section M-917.1.1 entitled, "Commercial Equipment," is added and reads as follows:

Section M-917.1.1 Commercial Equipment: Commercial cooking equipment, (other than single-family dwelling), and other commercial/industrial gas-fired equipment shall be connected with approved, listed, commercial type, fuel gas hose connectors.

EXCEPTION: Large equipment which cannot easily move or vibrate may be connected with rigid pipe.

Section M-917.1.2 entitled, "Coupler Valves," is added and reads as follows:

Section M-917.1.2 Coupler Valves: Gas-fired equipment which is easily or routinely moved, or is equipped with wheels or casters shall be equipped with an approved (quick-disconnect) coupler valve.

Secs. 5-74 - 5-80. Reserved.

ARTICLE IX – PROPERTY MAINTENANCE CODE

Sec. 5-81. Adoption of the 2021 *International Property Maintenance Code*. The 2021 *International Property Maintenance Code*, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Urbana, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said 2021 *International Property Maintenance Code* are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-83.

Sec. 5-82. Effect of State Law. The adoption of the 2021 *International Property Maintenance Code herein*, pursuant to home rule powers, is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute. The standards referenced in this Code and listed in Chapter 8-Referenced Standards of the 2021 *International Property Maintenance Code* shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions which afford the greatest degree of life safety shall apply.

Sec. 5-83. Additions, Deletions, Modifications, and Amendments. The following sections and subsections of the ICC 2021 *International Property Maintenance Code*, are amended and/or revised as defined in this Article, as follows:

Section PM- 101.1 entitled "Title," is amended to read as follows:

PM- 101.1 Title: This Code (as amended) shall be known as the Property Maintenance Code of the City of Urbana, Illinois hereinafter referred to as the Property Maintenance Code, or "this Code".

Section PM-104.1 Fees is amended to read as follows:

PM-104.1 Fees Applicable: fees are prescribed in Chapter 14, (Licenses and Permits) of the Urbana Code of Ordinances.

Section PM-105.2.2 entitled "Nonconforming Conditions," is added and reads as follows:

PM-105.2.2 Nonconforming Conditions: If additional nonconforming conditions are encountered during the course of any approved alteration or repair which were not considered or known initially, the Code Official shall have the authority to require compliance with this code of such additional conditions. The determination of what is necessary to bring such conditions into compliance shall take into consideration the use of alternatives and/or equivalent approaches as provided for in this Code.

Section PM-107 entitled "Means of Appeals," is amended to read as follows:

Section PM-107 Means of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section PM-108 entitled "Board of Appeals," is deleted.

Section PM-109.1 entitled "Unlawful Acts," is amended to read as follows:

Section PM-107.1.1 entitled "Variations," is added and reads as follows:

PM-107.1.1 Variations: The Building Safety Board of Appeals as detailed in Article III shall have the power and shall be charged with the duty to hear and decide requests for specific variations in the application of any provisions of this Code and any provision for existing buildings in the Building Code in those instances involving existing residential buildings where there are practical difficulties in the way of carrying out the strict letter of the law, so that the spirit and intent of the law shall be observed, public safety be secured, and substantial justice be done. Such variation shall be for limited periods of time and the Board's decision shall be filed with the City Clerk as a matter of public record. All variations granted by the Board will be filed with the County Recorder of Deeds as a lis pendens so as to put all new owners on notice.

~~Section 111.4.2 entitled "Method of Service," is amended to read as follows:~~

~~**Section 111.4.2 Method of Service:** Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:~~

- ~~1. A copy thereof is delivered to the owner personally.~~
- ~~2.1. A copy thereof is mailed to the owner by regular, first class U.S. mail, postage prepaid.~~
- ~~3.1. A copy thereof is posted in a conspicuous place on the premises where the violation exists.~~

~~If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.~~

~~Section PM-107 entitled "Means of Appeals," is amended to read as follows:~~

~~**Section PM-107 Means of Appeals:** All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.~~

~~Section PM-108 entitled "Board of Appeals," is deleted.~~

~~Section PM-109.1 entitled "Unlawful Acts," is amended to read as follows:~~

PM-109.1 Unlawful Acts: It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, remove, demolish, use or occupy any structure or equipment regulated by this Code, or maintain a vacant structure without a valid Vacant Structure Certificate or cause the same to be done, contrary to, or in conflict with, or in violation of any of the provisions of this Code, or fail to obey a lawful order of the Code Official, or to remove a placard or notice posted under the provisions of this code.

Section PM-109.2.1 entitled "Deadlines for Compliance with Code Violations," is added to read as follows:

PM-109.2.1 Deadlines for Compliance with Code Violations: Correction of all Code Violations shall follow the time lines established by the Code Official according to the following factors:

- I. Whether the violation poses a threat to the life, health, or safety of any occupant or visitor, in which case the violation must be corrected within 1 to 3 days of service of the notice, at the discretion of the Code Official. If the violation is not corrected within the established timeframe, occupancy of the unit may be disallowed.

Examples of such violations include, but are not limited to,

1. Defective, dangerous, or nonfunctioning plumbing, electrical, gas or other necessary utility
2. No heat or a malfunctioning heating system
3. Blocked or locked fire exits
4. Serious structural problems or conditions which render a property uninhabitable or pose a safety or health risk
5. Unsanitary or unhealthy conditions of such a magnitude that they pose an imminent health threat to the occupants and/or nearby dwellings
6. Smoke detector lacking or inoperable.
7. Carbon monoxide detector(s) lacking or inoperable
8. Leaking roof that poses a safety or health risk

- II. Whether the violation poses a livability issue for the occupants, in which case the violation shall be corrected within 1 to 5 days of notice, at the discretion of the Code Official.

Examples of such violations include, but are not limited to:

1. Faulty or inoperable security locks on exterior or egress windows or doors
2. Broken door frame(s), door(s) or window(s)
3. Lack of hot water
4. Inoperable water closet
5. Leaking pipes or plumbing fixtures
6. Inoperable oven/range or refrigerator
7. Burned out or inoperable lights in hallways, stairwells, entryways, parking areas or basements.
8. Torn or missing screens (in the summer and fall)
9. Broken or malfunctioning air conditioning (in hot weather)

- III. Whether the violations involve routine maintenance in which case the violation must be corrected within 10 to 30 days of notice, at the discretion of the Code Official.

Examples of such violations include but are not limited to:

1. Dripping faucets
2. Cracked windows
3. Windows that do not open or close properly
4. Missing covers for electrical outlets or switches

Multiple timelines may be assigned pursuant to any one inspection, so that those items that require correction in a shorter period of time shall be corrected while the owner is allowed additional time to correct less urgent violations.

The Code Official may extend the above time lines for good cause shown. However, there is no legal entitlement to an extension of time for repairs; "time is of the essence" in the resolution of all Code violations and granting of extensions is entirely a matter of discretion for the Code Official.

If an owner or operator fails to comply with the deadlines set by the Code Official or ~~his or her~~ designee, the Code Official may issue a "Failure to Comply Ticket" according to the provisions of PM-~~106.4.4~~109.4 et seq.

Section PM-109.4 entitled "Violation Penalties," is amended to read as follows:

PM-109.4 Violations: The Code Official, or ~~his or her~~ designee, ~~may~~ shall impose a penalty for failure to comply with any of the deadlines set forth in PM-~~106.2.1~~ 109.2.1, Deadlines for Compliance with Code Violations. Such penalties shall be imposed by the issuance of a "Failure to Comply Ticket."

Exceptions:

1. The Code Official or designee has concerns for their personal safety while attempting to complete the reinspection(s).
2. The property owner, manager or contractor has concerns for their personal safety while inspecting or completing the required repairs.
3. The Code Official or designee has verified that the tenant has interfered with the property owner's ability to complete the work by the required deadline.
4. The Code Official or designee has verified that a legitimate delay exists in the ability to engage the necessary contractor to complete the repair.
5. The Code Official or designee has verified that necessary equipment or parts is/are not available to complete the repair work.
6. An extension for the repairs has been approved by the Code Official or designee.

Section PM-109.4.1 entitled "Failure to Comply Tickets," is added and reads as follows:

PM-109.4.1 Failure to Comply Tickets:

General. The Code Official, or ~~his or her~~ designee, may issue a Failure to Comply Ticket to any owner, operator or person that the Code Official determines has violated any of the deadlines for compliance set out in PM-~~106.2.1~~ 109.2.1.

Method and Date of Service. A Failure to Comply Ticket may be served on a defendant according to the procedures set forth in PM-~~107.3~~ 111.4.2 Method of Service.

Content. A Failure to Comply Ticket shall include the name of the person or entity charged, with the offense or offenses, the code sections violated, a description of the conditions or activities constituting the violation, and instructions on the method of settling the ticket.

Settlement of Ticket. A person issued a Failure to Comply Ticket may settle the claim for a first offense by paying the assessed fine in accordance with the following schedule:

A. Violations that are a **Life Safety** issues:

Deadline for compliance: 1-3 days		
1st missed deadline:	Minimum fine paid within 7 days: \$600.00	If paid after 7 days: \$700.00
2nd missed deadline:	Minimum fine: \$750.00 PLUS up to \$750.00 per day until corrected	

B. Violations that pose **Livability** issues:

Deadline for compliance: 1-5 days		
1st missed deadline:	Minimum fine paid within 7 days: \$450.00	If paid after 7 days: \$600.00
2nd missed deadline:	Minimum fine: \$750.00 PLUS up to \$750.00 per day until corrected	

C. Violations involving **Routine Maintenance** issues:

Deadline for compliance: 10-30 days		
-------------------------------------	--	--

1st missed deadline:	Minimum fine paid within 7 days: \$300.00	If paid after 7 days: \$450.00
2nd missed deadline:	Minimum fine: \$500.00 PLUS up to \$750.00 per day until corrected	

Payment of a ticket constitutes an admission of guilt.

PM-109.4.2. Administrative Appeal of a Failure to Comply Ticket:

General. A defendant may contest the penalty imposed by a Failure to Comply Ticket by submitting a Notice of Appeal to the Building Official within seven (7) days of the service of a Failure to Comply Ticket as set forth in PM-107-3. The Notice of Appeal may be hand delivered or mailed, but the notice must be received within seven (7) days of service. The appeal shall be heard by an impartial hearing officer appointed by the City Administrator to hear such appeals. The hearing officer may not be a current City employee or official.

Hearing Procedures. Upon receipt of a Notice of Appeal, the hearing officer shall set a hearing on the defendant's appeal and issue written notice to the defendant not less than seven (7) days prior to the hearing. The hearing officer may admit into evidence all relevant evidence, including inspection reports, notices, correspondence, and affidavits as well as the personal testimony of witnesses. The hearing officer shall determine, based upon a preponderance of the evidence, whether the penalty imposed by the Failure to Comply Ticket, should stand. The hearing officer's findings shall be set forth in a written decision which shall be copied to all parties.

Determinations. If the defendant appears at the hearing and a determination is made by the hearing officer that the penalty should be voided, no payment is necessary and the hearing officer's decision shall constitute a final determination of no liability. Such a determination means that the ticket shall not count as a precedent for calculating penalties in any future Failure to Comply Ticket proceeding.

If the defendant appears at the hearing and a determination is made by the hearing officer that the ticket should be upheld, payment of the penalty shall become immediately due. If payment is not made within ten (10) days of the hearing officer's determination, then the ticket may be referred to the City's Legal Department for further action.

If the defendant does not appear at the hearing, the hearing officer may uphold the penalty by declaring a default, without further need to hear evidence. However, the hearing officer may, at their discretion, grant a continuance of the hearing for good cause shown. In the event of a default by the defendant, a penalty in the amount due after seven (7) days of the issuance of a ticket pursuant to PM-~~106.4.1~~109.4.1 shall become immediately due and payable.

PM 109.4.3 Prosecution of Violations:

Circuit Court Proceedings. If a defendant fails to correct a violation of this Code within the timeline set by the Code Official, the City may file a complaint in the circuit court seeking an order to remedy any and all violations. The complaint may seek injunctive relief, orders to repair conditions, orders to vacate, fines, or other remedies as deemed appropriate. If a defendant fails to settle a Failure to Comply Ticket issued by the Code Official pursuant to the provisions of PM-~~106~~109.4.1 and PM-~~106~~109.4.2, the City may file a complaint in the circuit court for fines, Code compliance, or both. Such a proceeding shall be handled as a de novo complaint, with the City having the burden to prove its allegations by a preponderance of the evidence.

Penalties. In seeking penalties, the City shall not be limited by the penalty schedule set forth in PM ~~106~~109.4.1 in determining appropriate fines to seek in a court proceeding. In determining the appropriate fines to seek, the City Attorney shall consider such factors as the defendant's

record of Code violations, the number of repeat offenses, the severity of the violations, and the defendant's level of cooperation with the City in determining what fine is appropriate to seek. Upon conviction, the defendant shall be subject to a fine between Two Hundred Dollars (\$200) and Seven Hundred Fifty Dollars (\$750). For each violation, every day of noncompliance shall constitute a separate violation.

Section PM-111.2.2 entitled "Registration of Vacant Structures," is added to read as follows:

PM-111.2.2 Registration of Vacant Structures: Whenever any building in the City becomes a public nuisance as defined within this Code; or is a blighting influence; or hereafter becomes abandoned, vacant or unoccupied and cited for violation of City ordinance or property maintenance codes within the past six months; or where any of the doors, windows, or other openings into such a building are boarded up or otherwise secured by any means other than conventional methods used in the design of the building, the owner thereof shall within 30 days of notification by the Code Official, register such building as a vacant structure. Notification shall be by letter sent by first class postage prepaid to the person who last paid the general real estate taxes on the property. Such registration shall be valid for a period of six months. The required fee for registration is set forth in Chapter 14 of the Urbana Code of Ordinances. The registration of the vacant structure shall not preclude action by the City to pursue demolition of the structure under the provisions of this code.

The building shall be posted with a "NO TRESPASSING" sign and 24-hour contact information, including phone number, for the owner or owner's local property management company. The posting shall be no less than 18" x 24" and shall be of a font that is legible from a distance of forty-five feet and shall contain, in addition to the name and 24-hour contact number, the words: "THIS PROPERTY IS MANAGED BY..." and "TO REPORT PROBLEMS OR CONCERNS CALL...". This posting shall be placed to the front of the property in order to be visible from the street fronting the property as follows: a) Placed on the interior of a window facing the street, or b) secured to the exterior of the building/structure facing the street, or if no such area exists, c) on a stake of sufficient size to support the posting in a location that is visible from the street but not readily accessible to vandals. Exterior postings must be constructed of and printed with weather resistant materials. The owner or owner's agent shall make monthly inspections to ensure appropriate maintenance and security and shall provide evidence of such inspections to the City upon request.

Exterior property maintenance standards will be strictly enforced for all vacant structures on the registry.

Section PM-108.2.3 entitled "Vacant Structure Plan," is added to read as follows:

PM-111.2.3 Vacant Structure Plan: At the time a structure is initially registered as required under PM-~~108~~111.2.2 a written vacant structure plan shall be submitted by the owner or agent to the Code Official. The plan shall provide a proposed date for demolition or detail what will be done to reoccupy and bring the building into compliance with all applicable codes, including building, health, fire, and safety laws, rules, and regulations within a specific time frame that is acceptable to the Code Official.

If demolition is not proposed, the plan shall include information regarding potential reuse and/or marketing of the structure, so as to ensure a good faith effort toward re-occupancy of the building. The plan shall also include provisions to correct all exterior code violations and interior and exterior safety issues. The services of a structural engineer may be required by the Code Official to certify the safety of the structure. The plan shall include provisions for securing the structure and continued security and prevention of trespass. If the mechanical systems of the

structure are not to be maintained in an operational condition, winterization of systems must be completed and utilities properly terminated to the satisfaction of the Code Official.

Other than for emergency conditions that must be repaired immediately, the work provided in the plan shall be completed within six months of the date that the building is first registered under this Article. The Building Official may extend the period of compliance for an additional six months up to a period of two years from the date that the building was originally registered. This extension shall be granted only in instances where the owner has demonstrated a good faith effort to comply with the submitted plan.

The original vacant structures plan and time frame shall remain in effect despite a change of ownership. If there is a change of ownership, then a new registration statement shall be properly made within ten days from the date of said change indicating the names and/or addresses of the new owner(s). The new registration statement shall be made in the same manner and form as herein prescribed.

Section PM-111.2.4 entitled "Inspection of Vacant Structures," is added and reads as follows:

PM-111.2.4 Inspection of Vacant Structures: Upon registration of any building pursuant to Section PM-108.2.2, or when any such vacant building comes to the attention of the Code Official, they shall cause inspections to be made of the premises to determine the condition of such building and premises and whether there exists any fire, safety, or health hazards or violations on the premises. A registered vacant structure shall be inspected for code compliance prior to re-occupancy and clearance of the vacant structure plan.

Section PM-111.2.5 entitled "Standards for Closure," is added to read as follows:

PM- 111.2.5 Standards for Closure: Any structure required to be closed shall have all unsecured windows and doors sufficiently covered with a minimum of 1/2 inch exterior grade plywood or equivalent material, cut to fit over the opening, and firmly attached with screws to a one inch minimum depth spaced at the maximum of 12 inches apart. The plywood or equivalent material shall be suitably coated with an appropriate neutral color blending with or harmonizing with the exterior colors of the structure as inconspicuously as possible.

Section 111.4.2 entitled "Method of Service," is amended to read as follows:

Section 111.4.2 Method of Service: Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section PM-110.3 entitled "Failure to Comply," is amended to read as follows:

PM-113.3 Failure to Comply: Whenever the owner of a property fails to comply with a demolition order within the time prescribed, the Code Official shall seek a court order requiring the owner to demolish the said structure and upon failure to do so within a specified time,

authorizing the Code Official to cause the structure or part thereof to be razed and removed. The costs incurred shall be reimbursed as specified by State Statute.

Section PM-202 entitled "General Definitions," is amended as follows:

PM-202 General Definitions

One-family dwelling: A building containing one dwelling unit with not more than four unrelated persons.

Public Nuisance:

1. The physical condition, or use of any premises regarded as a public nuisance at common law;
2. Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises which has unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation or use; or
5. Any premises which is manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating and/or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds, or;
8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises.

Rooming house: A building where group sleeping accommodations are provided for persons in one room, or a series of closely associated rooms, with an occupancy capacity of not more than 15 people, but more than four unrelated people on a regular basis, for compensation and by pre-arrangement for a specified period of time, under single management. Cooking facilities are to be common.

Section PM-302.3.1 entitled "Snow Removal" is added and reads as follows:

Section PM-302.3.1 Snow Removal: For buildings containing four or more dwelling units: when an accumulation of ice, sleet, freezing rain or a snow of two inches or more has occurred, the owner and/or property manager shall have all sidewalks, walkways, stairs and parking areas between public sidewalks, parking lots, or driveways and entrances to the dwelling units ~~shall be cleared of freezing rain or ice~~ within a 24 hour period and maintained in a reasonably clear condition, or snow when an accumulation of two inches or more has occurred in a 24 hour period.

Section PM-302.4 entitled "Weeds," is amended and reads as follows:

PM-302.4 Weeds: Premises and exterior property shall be maintained in accordance with the requirements of Chapter 11 of the Urbana Municipal Code as listed in Chapter 8-Referenced Standards.

Section PM-302.10 entitled "Storage Areas," is added and reads as follows:

PM-302.10 Storage Areas: All approved open salvage yards and open storage areas shall be completely obscured from surrounding property by a solid screen not less than six feet in height. Storage of debris, junk, or construction materials, which are not associated with an approved use, permitted by the Urbana Zoning Ordinance, or approved construction at that site, shall be prohibited.

Section PM-302.11 entitled "Loading Areas," is added and reads as follows:

PM-302.11 Loading Areas: All loading areas, automobile service stations, and drive-in food establishments shall be paved with bituminous, concrete, or equivalent surfacing and shall be free from dirt and other litter and kept in good repair. When lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby.

Section PM-302.12 entitled "Storage of Firewood, etc.," is added and reads as follows:

PM-302.12 Storage of Firewood, etc.: Building materials, lumber, firewood boxes, cartons, or other containers, machinery, scrap metal, junk, raw material, fabricated goods and other items shall not be stored in such a manner as to become infested with rodents. Stored items must be elevated at least 12 inches off the ground. Firewood, in piles exceeding 20 cubic feet, must be located at least 10 feet from buildings used for human habitation, and may be piled no more than six feet high, from the point of elevation above grade.

Section PM-304.10 entitled "Stairways, Decks, Porches, and Balconies," is amended to read as follows:

PM-304.10 Stairways, Decks, Porches, and Balconies: Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair. The treads and risers of every flight of stairs shall be uniform in width and height. Every stair, porch, and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud, and other debris.

Section PM-304.15 entitled "Doors," is amended to read as follows:

PM-304.15 Doors: Every hinged exterior door or dwelling unit entrance door shall be made of metal or solid core wood construction, one and three-eighths inch minimum thickness and shall be equipped with an approved single-cylinder deadbolt locking hardware. Where observation is not otherwise provided, a peep sight shall be installed in all entrance door(s) to each dwelling unit. Patio type doors shall have locking hardware sufficient to prevent disengagement of the active panel. All door hardware shall be maintained in good condition.

Section PM-304.20 entitled "Parking Area Illumination," is added and reads as follows:

PM-304.20 Parking Area Illumination: Parking area lighting fixtures shall be maintained in good condition and in compliance with Zoning Ordinance listed in Chapter 8-Referenced Standards.

Section PM-305.3.4 entitled "Continual Flooding Incidents," is added and reads as follows:

PM-305.1.2 Continual Flooding Incidents: Continued or repeated incidents of building flooding as determined from the official records as provided in Section PM-105.6 of this Code will require the unit to be vacated without recourse under the provisions of Section PM-108.1 of this Code.

Section PM-305.3.5 entitled "Supplied Fixtures and Equipment," is added and reads as follows:

PM-305.1.3 Supplied Fixtures and Equipment: The owner or occupant of a structure or part thereof shall keep the supplied equipment and fixtures therein clean and sanitary, and shall be responsible for the exercise of reasonable care in their proper use and operation. The owner shall maintain the equipment and fixtures in a good and proper operating condition.

Section PM-305.1.4 entitled "Furnished by the Occupant," is added and reads as follows:

PM-305.1.4 Furnished by the Occupant: The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free of defects, leaks, or obstructions.

Section PM-309.2 entitled "Owner," is amended and reads as follows:

PM-309.2 Owner: The owner of any structure shall be responsible for the continued vermin-free condition of the structure.

Section PM-309.3 entitled "Single Occupant," is amended and reads as follows:

PM-309.3 Single Occupant: The owner of a structure containing a single dwelling unit or of a single nonresidential structure shall be responsible for extermination on the premises except when infestation is caused by failure of an occupant to prevent such infestation.

Section PM-309.4 entitled "Multiple Occupancy," is amended and reads as follows:

PM-309.4 Multiple Occupancy: The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for extermination in all areas of the structure and exterior property. When infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for the cost of extermination.

Section PM-309.5 entitled "Occupant," is amended and reads as follows:

PM-309.5 Occupant: Continued or repeated incidents of rat infestation determined from the official records as provided in Section PM-105.6 of this Code shall require the installation of rat and vermin proof walls. The rat and vermin proof walls shall be installed in accordance with the Building Code listed in Chapter 8-Referenced Standards.

Section PM-502.3 entitled "Hotels," is amended to read as follows:

PM-502.3 Hotels and Dormitories: Where private water closets, lavatories, and baths are not provided, one water closet, one lavatory and one bathtub or shower accessible from a public hallway shall be provided for each ten occupants.

Section PM-503.1 entitled "Privacy," is amended to read as follows:

PM-503.1 Privacy: Toilet rooms and bathrooms shall provide privacy and shall not be used as the only passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

Section PM-503.1.1 entitled "Partitions," is added and reads as follows:

PM-503.1.1 Partitions: Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room partitions, enclosures, or compartments for privacy and shall comply with fixture clearance requirements of the Plumbing Code listed in Chapter 8-Referenced Standards for such installations.

Section PM-602.2 entitled "Residential Occupancies," is amended and reads as follows:

PM-602.2 Residential Occupancies: Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees Fahrenheit (18 degrees Celsius) at a level of three feet (914 mm) above the floor and at a distance of three feet (914 mm) from the exterior walls in all habitable rooms, bathrooms, and toilet rooms based on the outside design temperature required for the locality by the Mechanical Code listed in Chapter 8-Referenced Standards.

PM-602.3 entitled "Heat Supply" is amended and reads as follows:

PM-602.3 Heat Supply: Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory, or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain a room temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms at all times. The temperature shall be measured at a point three feet (914 mm) above the floor and three feet (914 mm) from the exterior walls. When the outdoor temperature is below the outdoor design temperature required for the locality by the Mechanical Code listed in Chapter 8, the owner or operator shall not be required to maintain the minimum room temperatures, provided the heating system is operating at full capacity, with supply valves and dampers in a full open position.

Section PM-602.4 entitled "Occupiable Work Space," is amended to read as follows:

PM-602.4 Occupiable Work Space: Every enclosed occupied work space shall be supplied with sufficient heat during the period from September 15 to May 15 to maintain a temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) during all working hours

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.

Section PM-603.1.1 entitled "Fuel Burning Appliances," is added and reads as follows

PM-603.1.1 Fuel Burning Appliances: No fuel burning appliances or equipment shall be located in sleeping rooms, bathrooms, clothes closets, or in closets or confined spaces opening into bathrooms or bedrooms.

Section PM-603.7 entitled "Boiler Inspection," is added and reads as follows:

PM-603.7 Boiler Inspection: Boiler(s) and pressure vessel(s) serving more than six (6) units or over 200,000 BTU shall be inspected in accordance with the requirements of the State of Illinois Office of the State Fire Marshal Division of Boiler and Pressure Vessel Safety. A current copy of the inspection certificate shall be posted in the boiler room.

Section PM-603.8 entitled "Fireplaces," is added to read as follows:

PM-603.8 Fireplaces: Fireplaces and solid burning appliances shall be stable and structurally safe, and connected to an approved chimney or flue. Wood burning appliances shall be installed and maintained in accordance with the manufacturer's specifications and the Mechanical Code listed in Chapter 8-Referenced Standards.

Section PM-605.1 entitled "Installation," is amended to read as follows:

PM-605.1 Installation: All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Overcurrent devices shall be sized according to the ampacity of the distribution wire. All plug type fuses shall be type "S" non-tamperable. All switches, receptacles, and junction boxes shall have approved cover plates, be securely mounted, and all electrical receptacles shall have adequate tension.

Section PM-605.1.1 entitled "Outlet Extensions," is added and reads as follows:

PM-605.1.1 Outlet Extensions: The use of extension cords and outlet multipliers is prohibited except for temporary extensions sized appropriately for the use.

Section PM-605.2 entitled "Receptacles," is amended to read as follows:

PM-605.2 Receptacles: Every habitable space or dwelling shall contain at least two separate and remote duplex receptacle outlets. Habitable spaces and dwelling units of 120 square feet in area shall have at least three separate and remote duplex outlets. Every laundry area shall contain at least one grounded type receptacle. Every bathroom shall contain at least one wall mounted ground fault circuit interrupter, (GFCI) protected receptacle. All electrical receptacles within six feet of a sink and exterior receptacles shall be GFCI protected.

Section PM-605.3 entitled "Luminaires," is amended to read as follows:

PM-605.3 Luminaires: Every outdoor entrance, interior hallway, stairway, kitchen, water closet compartment, bathroom, laundry room, mechanical room, and other spaces used for storage or containing equipment requiring servicing shall be illuminated by at least one approved electric lighting fixture.

Section PM-702.5 entitled "Fire Escape Stairs," is added and reads as follows:

PM-702.5 Fire Escape Stairs: Fire escape stairs may be used as an element of the required means of egress, subject to the requirements and limitations of Section ~~3404-504~~ of the *International Existing Building Code* and Table PM-702.5. Fire escape stairs shall be exposed to the smallest number of door and window openings possible.

TABLE PM-702.5

Minimum Fire Escape Dimensions	
Minimum Widths	18 inches (45.7 cm) clear between rails

Minimum Horizontal	18 inches (45.7 cm)
Dimension any Landing or Platform	clear
Maximum Riser Height	12 inches (30.5 cm)
Minimum Tread, Exclusive of Nosing	8 inches
Minimum Nosing or Projection Construction	No requirement
Construction	Compliance with the Existing Building Code
Winders	Permitted subject to capacity penalty
Risers	No requirement
Spiral	Permitted subject to capacity penalty
Maximum Height Between Landing	12 feet (3.7 m)
Headroom, Minimum	6 feet, 8 inches (203 cm)
Handrail Height	42 inches (107 cm)
Access to Escape	Windows
Level of Access Opening	Same
Discharge to Ground	Swinging stair or ladder if approved by authority having jurisdiction
Capacity, Number of Persons	10; if winders or ladder from bottom balcony, 5; if both, 1

Section PM-702.8.1 entitled "Access," is added and reads as follows:

PM-702.8.1 Access: Access to a fire escape stair shall be directly to a balcony, landing, or platform. These shall be no higher than the floor or window sill level and no lower than eight inches below the floor level nor 18 inches below the window sill.

Section PM-704.1.2.1 entitled "Fire Alarm System," is added and reads as follows:

PM-704.1.2.1 Fire Alarm System: ~~All buildings shall be equipped with a fire alarm system~~ as required by the *International Fire Code* listed in Chapter 8-Referenced Standards. Including previously approved manual-local fire alarm systems shall be monitored by December 31, 2027.

Section PM-704.1.4 entitled "Fire Extinguishers," is added and reads as follows:

PM-704.1.4 Fire Extinguishers: Portable fire extinguishers shall be installed and maintained in all occupancies other than one- and two-family dwellings in accordance with the *International Fire Code* listed in Chapter 8-Referenced Standards. All residential occupancies shall have a minimum 2A10BC extinguisher per floor level accessible to all occupants of that floor and not greater than a travel distance of 75 feet, except that multiple family dwellings may have a minimum of one 1A10BC extinguisher located in each dwelling unit. All fire extinguishers shall be maintained in accordance with NFPA 10.

Secs. 5-81 - 5-90. Reserved.

ARTICLE X – RESERVED

Secs. 5-91 - 5-200. Reserved.

ARTICLE XI – FLOOD HAZARD AREAS

Section 5-201. Purpose.

This Article is enacted pursuant to the police powers granted to the City by the Illinois Municipal Code (65 ILCS 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8 and 5/11-31-2). The purpose of this Article is to maintain this City's eligibility in the National Flood Insurance Program; to minimize potential losses due to periodic flooding including loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and to preserve and enhance the quality of surface waters, conserve economic and natural values and provide for the wise utilization of water and related land resources. This Article is adopted in order to accomplish the following purposes:

- A. To meet the requirements of 615 ILCS 5/18(g) Rivers, Lakes and Streams Act;
- B. To prevent unwise developments from increasing flood or drainage hazards to others;
- C. To protect new buildings and major improvements to buildings from flood damage;
- D. To promote and protect the public health, safety, and general welfare of the citizens from the hazards of flooding;
- E. To maintain property values and a stable tax base by minimizing the potential for creating blight areas;
- F. To comply with the rules and regulations of the National Flood Insurance Program codified as 44 CFR 59-79, as amended;
- G. To fulfill the requirements of the National Flood Insurance Program so that federally subsidized flood insurance may be available, and
- H. To preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits, and enhance community and economic development.

Section 5-202. Definitions.

Unless specifically defined below, all words used in this article shall have their common meanings. The word "shall" means the action is mandatory.

For the purposes of this article, the following definitions are adopted:

Accessory Structure A non-habitable building, used only for parking of vehicles or storage, that is on the same parcel of property as the principal building and which is incidental to the use of the principal building.

Agricultural Structure A walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

Base Flood The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is often referred to as the 100-year flood. The base flood elevation at any location is as defined in Section 5-203 of this article.

Base Flood Elevation (BFE) The height in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified, or as may be amended from time to time) of the crest of the base flood.

Basement Any portion of the building, including any sunken room or sunken portion of a room, which is at least one-half below grade and having its floor below ground level (subgrade) on all sides.

Building A walled and roofed structure, including gas or liquid storage tank, that is principally above ground including manufactured homes and prefabricated buildings. The term also includes recreational vehicles and travel trailers installed on a site for more than one hundred eighty (180) days per year.

City Engineer The person who holds the position of City Engineer for the City of Urbana or the employees of the City Engineering Division to whom the City Engineer report and are designated to perform the duties thereto.

Conditional Letter of Map Revision (CLOMR) A letter providing FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing Floodway, the effective BFEs, or the SFHA.

Critical Facility Any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk.

Dam All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Dams may also include weirs, restrictive culverts, or impoundment Structures. Underground water storage tanks are not included.

Development Any man-made change to real estate including, but not necessarily limited to:

1. demolition, construction, reconstruction, repair, placement of a building, or any structural alteration to a building;
2. substantial improvement of an existing building;
3. installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than one hundred eighty (180) days per year;
4. installation of utilities, construction of roads, bridges, culverts or similar projects;
5. redevelopment of a site, clearing of land as an adjunct of construction
6. construction or erection of levees, dams, walls, or fences;
7. drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;
8. storage of materials including the placement of gas and liquid storage tanks, and channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

“Development” does not include resurfacing of pavement when there is no increase in elevation; construction of farm fencing; or gardening, plowing, and similar practices that do not involve filing, grading, or construction of levees.

Development Permit Written approval of compliance with this article from the City Engineer granted along with one or more City permits applicable to the development. See Section 5-205 for more details on permitting of work within the floodplain.

Elevation Certificate A form published by FEMA that is used to certify the elevation to which a Building has been constructed.

Extraterritorial Jurisdiction The unincorporated territory lying within one and one-half (1½) miles of the Corporate Limits of the City where the City has development authority, excluding the areas located within the development jurisdiction of another municipality.

FEMA Federal Emergency Management Agency and its regulations at 44 CFR 59-79, as amended.

Flood A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waters, or from the unusual and rapid accumulation or runoff of surface waters from any source. Flood also includes the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters.

Flood Fringe That portion of the floodplain outside of the regulatory floodway.

Flood Insurance Rate Map (FIRM) A map prepared by the FEMA that depicts the floodplain or special flood hazard area (SFHA) within a community. This map includes insurance rate zones and may or may not depict floodways and show BFEs.

Flood Insurance Study An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain and Special Flood Hazard Area (SFHA) These two terms are synonymous. Those lands within the jurisdiction of the City, including the extraterritorial jurisdiction of the City or that may be annexed into the City, which are subject to inundation by the base flood. The floodplains of the City are generally identified as such on panel numbers 17019C0313D, 17019C0314D, 17019C0318D, 17019C0325D, 17019C0426D, 17019C0427D, 17019C0429D, 17019C0431D, and 17019C0450D of the countywide FIRM of Champaign County prepared by the FEMA and effective October 2, 2013, as amended. Floodplain also includes those areas of known flooding as identified by the City Engineer.

Floodproofing Any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate, property and their contents.

Floodproofing Certificate A form published by the FEMA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

Flood Protection Elevation (FPE) The elevation of the base flood plus one foot of freeboard at any given location in the floodplain.

Floodway That portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of Boneyard Creek, McCullough Creek, and Saline Branch shall be as delineated on the countywide FIRM of Champaign County prepared by FEMA and effective October 2, 2013, as amended. The floodways for each of the remaining floodplains of the City shall be according to the best data available from the FEMA, State, or other sources.

Freeboard An increment of elevation added to the BFE to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.

Historic Structure Any structure that is:

1. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
3. Individually listed on the state inventory of historic places by the IDNR/HPD.
4. Individually listed as a Local Landmark on a local inventory of historic places that has been certified by the IDNR/HPD.
5. Listed as a Contributing Property to a Local Historic District on a local inventory of historic places that has been certified by the IDNR/HPD.

IDNR/HPD Illinois Department of Natural Resources/Historic Preservation Division

IDNR/OWR Illinois Department of Natural Resources/Office of Water Resources.

IDNR /OWR Jurisdictional Stream IDNR/OWR has jurisdiction over any stream serving a tributary area of 640 acres or more in an urban area, or in the floodway of any stream serving a tributary area of 6,400 acres or more in a rural area. Construction on these streams requires a permit from the IDNR/OWR. (Ill Admin. Code tit. 17, pt. 3700.30). The IDNR/OWR may grant approval for specific types of activities by issuance of a statewide permit which meets the standards defined in Section 5-206 of this article.

Letter of Map Amendment (LOMA) Official determination by FEMA that a specific building, defined area of land, or a parcel of land, where there has not been any alteration of the topography since the date of the first NFIP map showing the property within the floodplain, was inadvertently included within the floodplain and that the building, defined area of land, or a parcel of land is removed from the floodplain.

Letter of Map Revision (LOMR) Letter that revises BFEs, floodplains or floodways as shown on an effective FIRM.

LOMR-F Letter of Map Revision Based on Fill

Lowest Floor The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or

storage in an area other than a basement area is not considered a building's lowest floor. Provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 5-207 of this article.

Manufactured Home A building, transportable in one or more sections that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. For the purpose of this article, mobile homes are included as a type of Manufactured Home.

Manufactured Home Park or Subdivision A parcel (or contiguous parcels) of land divided into two or more lots for rent or sale.

Manufactured Home Park or Subdivision, Existing A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Manufactured Home Park or Subdivision, Expansion to an Existing The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Manufactured Home Park or Subdivision, New A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by the City.

New Construction Structures for which the start of construction commenced on or after the effective date of floodplain management regulations adopted by the City and includes any subsequent improvements of such structures.

NFIP National Flood Insurance Program.

NAVD 88 North American Vertical Datum of 1988. NAVD 88 supersedes the National Geodetic Vertical Datum of 1929 (NGVD).

Recreational Vehicle A vehicle without permanent foundation which is four hundred (400) square feet or less in size, when measured at the largest horizontal projection, and can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational, camping, and travel use. Recreational vehicles include but are not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

Repetitive Loss Flood related damages sustained by a structure on two or more separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds twenty-five percent (25%) of the market value of the structure before the damage occurred.

SFHA See definition of floodplain.

Start of Construction Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvement, is within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation or placement of a manufactured home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building whether or not that alteration affects the external dimensions of the building.

Structure (see “Building”) Any building, or any man-made change to the land constructed on or below the ground including any addition to a building; gas or liquid storage tanks; installing utilities, construction of roads or similar projects; construction or erection of levees, walls, fences, bridges or culverts.

Substantial Damage Damage of any origin sustained by a structure whereby the cumulative percentage of damage during the life of the building equals or exceeds fifty percent (50%) of the market value of the structure before the damage occurred regardless of actual repair work performed. Volunteer labor and materials must be included in this determination. The term includes “Repetitive Loss” (see definition).

Substantial Improvement Any reconstruction, rehabilitation, addition or improvement of a structure taking place during a ten (10) year period in which the cumulative percentage of improvements equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, or increases the floor area by more than twenty percent (20%).

“Substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work done.

The term does not include:

1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
2. Any alteration of a structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.

Section 5-203. Base Flood Elevation.

This article’s protection standard is the base flood. The best available base flood data are listed below. Whenever a party disagrees with the best available data, the party shall finance the detailed engineering study needed to replace the existing data with better data and submit it to the FEMA and IDNR/OWR for approval prior to any development of the site.

- A. The BFE for the floodplains of Boneyard Creek, McCullough Creek, and Saline Branch shall be as delineated on the base flood profiles in the countywide Flood Insurance Study of Champaign County prepared by the FEMA and effective October 2, 2013, as amended.

- B. The BFE for each floodplain delineated as an "AH Zone" or AO Zone" shall be that elevation (or depth) delineated on the countywide FIRM of Champaign County.
- C. The BFE for each of the remaining floodplains delineated as an "A Zone" on the countywide FIRM of Champaign County shall be according to the best data available from federal, state, or other sources. Should no other data exist, an engineering study must be financed by the applicant to determine BFEs.
- D. The BFE for the floodplains of those parts of unincorporated Champaign County that are within the extraterritorial jurisdiction of the City, or that may be annexed into the City, shall be as delineated on the base flood profiles in the Flood Insurance Study of Champaign County prepared by the FEMA and effective October 2, 2013, as amended.

Section 5-204. Duties of the City Engineer.

The City Engineer shall be responsible for the general administration of this article and ensure that all development activities within the floodplains under the jurisdiction of the City meet the requirements of this article. Specifically, the City Engineer shall:

- A. Check all new development sites to determine if they are in the floodplain using the criteria listed in Section 5-203, Base Flood Elevation or for critical facilities, using the 0.2% annual chance flood elevation, if defined.
- B. Process development permits and any permit extensions in accordance with Section 5-205.
- C. Ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of Section 5-206.
- D. Ensure that the building protection requirements for all buildings subject to Section 5-207 are met and maintain a record of the "as-built" elevation of the lowest floor (including basement), elevation certificate, or floodproofing certificate.
- E. Review Elevation Certificates for accuracy and require incomplete or deficient certificates to be corrected.
- F. Ensure that all subdivisions and annexations meet the requirements of Section 5-208 and notify FEMA in writing whenever the corporate boundaries have been modified by annexation.
- G. Ensure that water supply and waste disposal systems meet the Public Health standards of Section 5-209.
- H. If a variance is requested, ensure that the requirements of Section 5-211 are met and maintain documentation of any variances granted.
- I. Inspect all development projects and take any and all penalty actions outlined in Section 5-213 as a necessary to ensure compliance with this article.
- J. Ensure that applicants are aware of any and all other required local, state, and federal permits; including permits pertaining to IDNR/OWR floodway and dam safety rules, Clean Water Act, Public Water Supply, Endangered Species Act, Illinois Endangered and Species Protection Act. The applicant is responsible for obtaining all applicable local, state, and federal permits.
- K. Notify IDNR/OWR and any neighboring communities prior to any alteration or relocation of a watercourse.

- L. Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques.
- M. Cooperate with state and federal floodplain management agencies to coordinate base flood data and to improve the administration of this article.
- N. Maintain for public inspection base flood data, floodplain maps, copies of state and federal permits, and any other documentation of compliance for development activities subject to this article.
- O. Notify FEMA and IDNR/OWR of any proposed amendments to this article.
- P. Perform site inspections to ensure compliance with this article and make substantial damage determinations for structures within the floodplain.
- Q. Maintain the accuracy of floodplain maps including notifying IDNR/OWR and/or submitting information to FEMA within six months whenever a modification of the floodplain may change the BFE or result in a change to the floodplain map.
- R. Schedule an annual inspection of the floodplain and document the results of the inspection.
- S. Establish procedures for administering and documenting determinations, as outlined below, of substantial improvement and substantial damage:
 - 1. Determine the market value by approximating it as three (3) times the assessed value from tax assessment data or require the applicant to obtain an appraisal of the market value, prepared by a qualified independent appraiser, of the building before the start of construction of the proposed work. In the case of repair, the market value of the Building shall be the market value before the damage occurred and before any repairs are made.
 - 2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building.
 - 3. Determine and document whether the proposed work constitutes substantial improvement or substantial damage.
 - 4. Notify property owner of all determinations and responsibilities for permitting and mitigation.

Section 5-205. Permitting Development within the Floodplain.

A. The City Engineer will review a development for compliance with this article concurrently with the review for one or more of the following applications: Building Permit (as governed by Chapter 21 of the City Code of Ordinances), Right-of-Way and Utility Permit (as governed by Chapter 20 of the City Code of Ordinances), or Boneyard Creekway Permit (as governed by Section XIII-4 of the Zoning Ordinance). The City does not have a separate permit application for floodplain development.

- 1. No person, firm, corporation, or governmental body, not exempted by law, shall commence any development in the floodplain without first obtaining a development permit from the City Engineer.

2. No person, firm, corporation, or governmental body shall commence any development of a critical facility on land below the 0.2% annual chance flood elevation without first obtaining a development permit from the City Engineer.
3. The City Engineer shall only issue a permit for development activities, including new construction and substantial improvements, in the floodplain, which meet the requirements of this article.

B. The application for development permit shall be accompanied by:

1. A site plan or drawings, drawn to scale using NAVD 88, showing:
 - a. property lines and dimensions,
 - b. existing grade elevations,
 - c. all changes in grade resulting from excavation or filling,
 - d. description of the benchmark or source of survey elevation control
 - d. sewage disposal facilities,
 - e. water supply facilities,
 - f. floodplain limits based on elevation or depth, as applicable;
 - g. floodway limits, as applicable;
 - h. the location and dimensions of all buildings and additions to buildings;
 - i. the location and dimensions of all structures, including but not limited to fences, culverts, decks, gazebos, agricultural structures, and accessory structures;
 - j. the elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of Section 5-207 of this article.
2. Cost of project or improvements, including all materials and labor, as estimated by a licensed engineer or architect. A signed estimate by a contractor may also meet this requirement.

C. Upon receipt of an application for a development permit, the City Engineer shall compare the elevation of the site to the BFE.

1. Any development located on land that is shown by survey elevation to be below the current BFE is subject to the provisions of this article.
2. Any development located on land shown to be below the BFE and hydraulically connected to a flood source, but not identified as floodplain on the current FIRM, is subject to the provisions of this article.
3. Any development located on land that can be shown by survey data to be higher than the current BFE and which has not been filled after the date of the site's first flood map showing the site in the floodplain, is not located in a mapped floodway, or located in a Zone A, is not in the floodplain and therefore not subject to the provisions of this article. A LOMR-Floodway is required before developing land inadvertently included in a mapped floodway. Unless a LOMR is obtained, all provisions of this article apply if the land is located in a Zone A.
4. Any development located on land that is above the current BFE but will be graded to an elevation below the BFE, is subject to the provisions of this article.

5. The City Engineer shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first FIRM identification.
6. The City Engineer shall be responsible for obtaining from the applicant copies of all other federal, state, and local permits, approvals or permit-not-required letters that may be required for this type of activity. The City Engineer shall not issue a permit unless all other federal, state, and local permits have been obtained.
- D. Upon receipt of a development permit application for a critical facility, the City Engineer shall compare the elevation of the site to the 0.2% annual chance flood elevation, if available. Refer to Section 5-209. A. 5. for critical facility site requirements.
- E. A development permit or approval shall become invalid unless the actual Start of Construction, as defined, for work authorized by such permit, is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. All permitted work shall be completed within one year after the date of issuance of the permit, unless authorized by the City Engineer on a case by case basis, or the permit shall expire. Time extensions may be granted, in writing, by the City Engineer. Time extensions shall be granted only if the original permit is compliant with this article and the FIRM and FIS in effect at the time the extension is granted.
- F. Certification and As-Built Documentation. The applicant is required to submit certification by a licensed professional engineer or registered land surveyor that the finished fill and building elevations were accomplished in compliance with Section 5-207 of this article. Floodproofing measures must be certified by a registered professional engineer or registered architect as being compliant with applicable floodproofing standards. Accessory structures designed in accordance with Section 5-207 of this article are exempt from certification, provided sufficient compliance with the development permit are documented. FEMA Elevation Certificate and Floodproofing Certificate forms may be required as documentation of compliance.
- An as-built grading plan, prepared by a registered professional engineer may be required to certify that any development in floodplain, such as grading or the construction of bridges or culverts, are in substantial conformance with the development permit.
- No building, land or structure may be occupied or used in any manner until a letter or certificate has been issued by the City Engineer stating that the use of the building or land conforms to the requirements of this article.
- The City Engineer must maintain records in perpetuity documenting compliance with this article, including the elevation to which structures and alterations to structures are constructed or floodproofed.

Section 5-206. Preventing Increased Flood Heights and Resulting Damages.

Within any floodway identified on the countywide FIRM, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

- A. Except as provided in subsection B herein, no development shall be allowed which, acting in combination with existing and anticipated development will cause any increase in flood

heights or velocities or threat to public health and safety. The following specific development activities shall be considered as meeting this requirement:

1. Bridge and culvert crossings of streams in rural areas meeting the conditions of the IDNR/OWR Statewide Permit Number 2.
2. Barge fleeting facilities meeting the conditions of IDNR/OWR Statewide Permit Number 3.
3. Aerial utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 4.
4. Minor boat docks meeting the conditions of IDNR/OWR Statewide Permit Number 5.
5. Minor, non-obstructive activities such as underground utility lines, light poles, sign posts, driveways, athletic fields, patios, playground equipment, minor storage buildings not exceeding 70 square feet and raising buildings on the same footprint which does not involve fill and any other activity meeting the conditions of IDNR/OWR Statewide Permit Number 6.
6. Outfall Structures and drainage ditch outlets meeting the conditions of IDNR/OWR Statewide Permit Number 7.
7. Underground pipeline and utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 8.
8. Bank stabilization projects meeting the conditions of IDNR/OWR Statewide Permit Number 9.
9. Accessory structures and additions to existing residential buildings meeting the conditions of IDNR/OWR Statewide Permit Number 10.
10. Minor maintenance dredging activities meeting the conditions of IDNR/OWR Statewide Permit Number 11.
11. Bridge and culvert replacement structures and bridge widening meeting the following conditions of IDNR/OWR Statewide Permit Number 12.
12. Temporary construction activities meeting the conditions of IDNR/OWR Statewide Permit Number 13.
13. Any development determined by IDNR/OWR to be located entirely within a flood fringe area shall be exempt from state floodway permit requirements.

B. Other development activities not listed in subsection A above may be permitted only if:

1. Permit has been issued for the work in an IDNR/OWR Jurisdictional Streams by IDNR/OWR (or written documentation from IDNR/OWR is provided that an IDNR/OWR permit is not required), or
2. Sufficient data has been provided to FEMA when necessary, and approval obtained from FEMA for a revision of the regulatory map and BFE.

Section 5-207. Protecting Buildings.

A. In addition to the state permit and damage prevention requirements of Section 5-206 of this article, all buildings located in the floodplain shall be protected from flood damage below the FPE. This building protection requirement applies to the following situations:

1. Construction or placement of a new building or alteration or addition to an existing building.
2. Value of improvements equals or exceeds the market value by fifty percent (50%). Improvements shall be figured cumulatively during the life of the building. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section.
3. Repairs made to a substantially damaged building. These repairs shall be figured cumulatively during the life of the building. If substantially damaged, the entire structure must meet the flood protection standards of this section within 24 months of the date the damage occurred.
4. Installing a manufactured home on a new site or a new manufactured home on an existing site. The building protection requirements do not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage.
5. Installing a travel trailer or recreational vehicle on a site for more than one hundred eighty (180) days per year.
6. Repetitive loss to an existing building as defined in Section 5-202.
7. Construction or placement of a new building or alteration or addition to an existing building with the low floor below BFE following a LOMR-F in accordance with the conditions outlined in Section 5-209. E.

B. Residential or non-residential buildings can meet the building protection requirements by one of the following methods:

1. The building may be constructed on permanent land fill with the lowest floor including basement at or above the FPE in accordance with the following conditions:
 - a. The lowest floor (including basement) shall be at or above the FPE.
 - b. The fill shall be placed in layers no greater than six inches before compaction and should extend at least twenty (20) feet beyond the foundation before sloping below the FPE in lieu of a geotechnical report.
 - c. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or other structural measure.
 - d. The fill shall be composed of rock or soil and not incorporated debris or refuse material.
 - e. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties and when necessary stormwater management techniques, such as swales or basins, shall be incorporated.
2. The building may be elevated on solid walls in accordance with the following:
 - a. The building or improvements shall be elevated on stilts, piles, walls, crawlspace, or other foundation that is permanently open to flood waters.

- b. All components located below the FPE shall be constructed of materials resistant to flood damage.
 - c. The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment shall be located at or above the FPE.
 - d. If walls are used, all enclosed areas below the FPE shall provide for equalization of hydrostatic pressures by allowing the automatic entry and exit of floodwaters. At least two (2) walls must have a minimum of one (1) permanent opening that is below the BFE and no more than one (1) foot above finished grade. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the BFE, or the design must be certified by a Registered P.E. as providing the equivalent performance in accordance with accepted standards of practice. Refer to FEMA TB 1, Openings in Foundation Walls and Walls of Enclosures, for additional guidance.
 - e. The foundation and supporting members shall be anchored, designed, and certified so as to minimize exposure to hydrodynamic forces such as current, waves, ice, and floating debris.
 - i. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the FPE provided they are waterproofed.
 - ii. The area below the FPE shall be used solely for parking or building access and not later modified or occupied as habitable space.
 - iii. In lieu of the above criteria, the design methods to comply with these requirements may be certified by a licensed professional engineer or architect.
3. The building may be constructed with a crawlspace located below the FPE provided that the following conditions and requirements of FEMA TB 11, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas, whichever are more restrictive, are met:
- a. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b. All enclosed areas below the FPE shall provide for equalization of hydrostatic pressures by allowing the automatic entry and exit of floodwaters. A minimum of one (1) permanent opening shall be provided on at least two walls that is below the BFE and no more than one (1) foot above finished grade. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the BFE, or the design must be certified by a Registered P.E. as providing the equivalent performance in accordance with accepted standards of practice. Refer to FEMA TB 1, Openings in Foundation Walls and Walls of Enclosures, for additional guidance.
 - c. The interior height of the crawlspace measured from the interior grade of the crawlspace to the top of the foundations wall must not exceed four (4) feet at any point.

- d. An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event.
 - e. Portions of the building below the FPE must be constructed with materials resistant to flood damage, and
 - f. Utility systems within the crawlspace must be elevated above the FPE.
- C. Non-residential buildings may be structurally dry floodproofed (in lieu of elevation) provided a licensed professional engineer or architect certifies that:
- 1. Below the FPE the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood.
 - 2. The building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and the impact from debris and ice.
 - 3. Floodproofing measures will be incorporated into the building design and operable without human intervention and without an outside source of electricity.
 - 4. Levees, berms, floodwalls, and similar works are not considered floodproofing for the purpose of this subsection.
- D. Manufactured homes to be permanently installed on site shall be:
- 1. Elevated to or above the FPE in accordance with Section 5-207. B, and
 - 2. anchored to resist flotation, collapse, or lateral movement by being tied down in accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 Ill. Adm. Code § 870.
- E. Travel trailers and recreational vehicles on site for more than one hundred eighty (180) days per year shall meet the elevation requirements of section 5-207. D unless the following conditions are met:
- 1. The vehicle must be either self-propelled or towable by a light duty truck.
 - 2. The hitch must remain on the vehicle at all times.
 - 3. The vehicle must not be attached to external structures such as decks and porches
 - 4. The vehicle must be designed solely for recreation, camping, travel, or seasonal use rather than as a permanent dwelling.
 - 5. The vehicles must have a total area not exceeding four hundred (400) square feet measured when measured at the largest horizontal projection.
 - 6. The vehicle's wheels must remain on axles and inflated.
 - 7. Air conditioning units must be attached to the frame so as to be safe for movement of the floodplain.
 - 8. Propane tanks as well as electrical and sewage connections must be quick-disconnect.
 - 9. The vehicle must be licensed and titled as a recreational vehicle or park model, and must either:
 - a. entirely be supported by jacks, or

- b. have a hitch jack permanently mounted, have the tires touching the ground and be supported by block in a manner that will allow the block to be easily removed by used of the hitch jack.

F. Detached accessory structures may be permitted provided the following conditions are met:

1. The structure must be non-habitable.
2. The structure must be used only for parking and storage and cannot be modified later into another use.
3. The structure must be located outside of the floodway or have the appropriate state and/or federal permits.
4. The exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the BFE, must be built with flood-resistant materials.
5. All utilities, mechanical, and electrical must be elevated above the FPE.
6. The structure must have at least one permanent opening on at least two walls not more than one (1) foot above grade with one (1) square inch of opening for every one (1) square foot of floor area.
7. The structure must be no more than one story in height and no more than six hundred (600) square feet in size.
8. The structure shall be anchored to resist floatation, collapse, lateral movement, and overturning.
9. All flammable or toxic materials (gasoline, paint, insecticides, fertilizers, etc.) shall be stored above the FPE.
10. The lowest floor elevation should be documented and the owner advised of the flood insurance implications.

Section 5-208. Subdivision Requirements.

The City Engineer shall take into account hazards, to the extent that they are known, in all official actions related to land management use and development.

- A. New subdivisions, manufactured home parks, annexation agreements, planned unit developments, and additions to manufactured home parks and subdivisions shall meet the damage prevention and building protections standards of Sections 5-206 and 5-207 of this article.
- B. Streets, blocks lots, parks and other public grounds shall be located and laid out in such a manner as to preserve and utilize natural streams and channels. Wherever possible the floodplains should be included within parks, open space parcels, or other public grounds.
- C. Any proposal for such development shall include the following data:
 1. The BFE and the boundary of the floodplain. Where the BFE is not available from an existing study, the applicant shall be responsible for calculating the BFE.
 2. The boundary of the floodway, when applicable.

3. A signed statement by a Licensed Professional Engineer that the proposed plat or plan accounts for changes in the drainage of surface waters in accordance with the Plat Act (765 ILCS 205/2).

Section 5-209. Public Health and Other Standards.

- A. Public health standards must be met for all floodplain development. In addition to the requirements of Sections 5-206 and 5-207 of this article, the following standards apply:

1. No development in the floodplain shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the FPE unless such materials are stored in a floodproofed and anchored storage tank and certified by a professional engineer or floodproofed building constructed according to the requirements of Section 5-207 of this article.
2. Public utilities and facilities such as sewer, gas and electric shall be located and constructed to minimize or eliminate flood damage.
3. Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
4. New and replacement on-site sanitary sewer lines or waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. Manholes or other above ground openings located below the FPE shall be watertight.
5. Construction of new or substantially improved critical facilities shall be located outside the limits of the floodplain. Construction of new critical facilities shall be permissible within the floodplain if no feasible alternative site is available. Critical facilities, which are buildings, constructed or substantially improved within the floodplain or the 0.2 percent annual chance flood elevation when defined, shall have the lowest floor (including basement) elevated or structurally dry floodproofed to the 0.2 percent annual chance flood elevation or three feet above the BFE, whichever is greater. Adequate parking shall be provided for staffing of the critical facilities at or above the BFE or 0.2 percent chance flood, when defined. Access routes to all critical facilities should be reviewed and considered when permitting. Access routes should be elevated to or above the level of the BFE.

Floodproofing and sealing measures may also be used to provide protection, as described in Section 5-207, and must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

Critical Facilities include but are not limited to emergency services facilities (such as fire and police stations), sewage treatment plants, water treatment plants, critical utility sites, schools, hospitals, retirement homes, and senior care facilities.

- B. All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.
- C. Dams are classified as to their size and their hazard/damage potential in the event of failure. Permits for dams may be required from IDNR/OWR. Contact IDNR/OWR to determine if a permit is required. If a permit is required, a permit application must be made to IDNR/OWR prior to the construction or major modification of jurisdictional dams.

D. Letters of Map Revision. The City Engineer shall require a CLOMR prior to issuance of a development permit for:

1. Proposed floodway encroachments that will cause an increase in the BFE; and
2. Proposed development which will increase the BFE by more than 0.1 feet in riverine area where FEMA has provided a BFE but no floodway.

Once a CLOMR has been issued, the development permit may be issued for site grading and structures necessary in the area of the map change to achieve the final LOMR. Upon completion, the applicant shall submit as-built certifications, as required by FEMA, to achieve a final LOMR prior to the release of final development permits. Review Section 5-209. E for the construction of buildings in any floodplain issued a LOMR Based on Fill.

E. When construction of a building following a LOMR Based on Fill is requested, the condition where a site in the floodplain is removed due to the use of fill to elevate the site above the BFE, the applicant may apply for a development permit from the City to construct the lowest floor of a building below the BFE in the floodplain.

The City Engineer shall not issue such a permit unless the applicant has demonstrated that the building will be reasonably safe from flooding. The City Engineer shall require a professional certification from a qualified design professional that indicates the land or buildings are reasonably safe from flooding, according to the criteria established in FEMA TB 10. Professional certification may come from a professional engineer, professional geologist, professional soil scientist, or other design professional qualified to make such evaluations.

The City Engineer shall maintain records, available upon request by FEMA, all supporting analysis and documentation used to make that determination, including but not limited to, all correspondence, professional certification, existing and proposed grading, sump pump sizing, foundation plans, Elevation Certificates, soil testing and compaction data.)

Section 5-210. Carrying Capacity and Notification.

For all projects involving channel modification, fill, or stream maintenance (including levees), the flood carrying capacity of the watercourse shall be maintained.

In addition, the City Engineer shall notify adjacent communities in writing thirty (30) days prior to the issuance of a permit for the alteration or relocation of the watercourse.

Section 5-211. Variances.

- A. No variances shall be granted within a floodway if any increases in the base flood elevation would result.
- B. Whenever the standards of this article place undue hardship on a specific development proposal, the applicant may apply to the Building Safety Code Board of Appeals for a

variance. The Building Safety Code Board of Appeals shall review the applicant's request for a variance and shall submit its recommendation to the City Council. The City Council may attach such conditions to granting of a variance as it deems necessary to further the purposes and objectives of this article. The City Council shall base the determination on:

1. Technical justifications submitted by the applicant.
2. The staff report, comments, and recommendations submitted by the floodplain administrator.
3. The limitations, considerations, and conditions set forth in this section.

C. The findings of fact and conclusions of law made by the City Council according to Section 5-211. A, the notifications required by Section 5-211. B, and a record of hearings and evidence considered as justification for the issuance of all variances from this article shall be maintained by the City in perpetuity.

D. No variance shall be granted unless the applicant demonstrates and the Building Safety Code Board of Appeals finds that all of the following conditions are met:

1. The development activity cannot be located outside the floodplain.
2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.
3. The variance granted is the minimum necessary, considering the flood hazard, to afford relief.
4. There will be no additional threat to public health, public safety, destruction of beneficial stream uses and functions including, aquatic habitat, conflict with existing local laws or ordinances, or creation of a nuisance.
5. The circumstances of the property are unique and do not establish a pattern inconsistent with the intent of the NFIP.
6. Good and sufficient cause has been shown that the unique characteristics of the size, configuration, or topography of the site renders the requirements of this article inappropriate.
7. All other state and federal permits have been obtained.

E. The Building Safety Code Board of Appeals shall notify an applicant in writing that a variance from the requirements of the building protections standards of Section 5-207 that would lessen the degree of protection to a building will:

1. Result in increased premium rates for flood insurance up to twenty-five dollars (\$25) per one hundred dollars (\$100) of insurance coverage.
2. Increase the risk to life and property.
3. Require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.

F. Considerations for Review. In reviewing applications for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
2. The danger to life and property due to flooding or erosion damage.
3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
4. The importance of the services provided by the proposed development to the community.
5. The availability of alternate locations for the proposed development that are not subject to flooding or erosion.
6. The compatibility of the proposed development with existing and anticipated development.
7. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
8. The safety of access to the property in times of flood for ordinary and emergency vehicles.
9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters expected at the site.
10. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

G. Historic Structures. Variances issued for the reconstruction, repair, or alteration of a historic site or historic structure as defined in "Historic Structures", may be granted using criteria more permissive than the requirements of Sections 5-206 and 5-207 of this article subject to the conditions that:

1. The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the structure.
2. The repair or rehabilitation will not preclude the structure's continued designation as a historic structure.

H. Agriculture Structures. Variances may be issued for the construction or substantial improvement of agricultural structures which do not meet the non-residential building requirements of Sections 5-207. B and 5-207. C, provided the requirements of Section 5-211. A through 5-211. G and the following are satisfied:

1. A determination that the proposed agricultural structure:
 - a. Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
 - b. Has low damage potential (amount of physical damage, contents damage, and loss of function).
 - c. Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of

flooding on liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.

- e. Complies with the wet floodproofing construction requirements of subsection 2 herein.

2. Wet floodproofing construction requirements. Wet floodproofed structures shall meet the following:

- a. The exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the BFE, must be built with flood-resistant materials in accordance with Section 5-207 of this article.
- b. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- c. All enclosed areas below the FPE shall provide for equalization of hydrostatic pressures by allowing the automatic entry and exit of floodwaters. A minimum of one (1) permanent opening shall be provided on at least two walls that is below the BFE and no more than one (1) foot above finished grade. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the BFE, or the design must be certified by a Registered P.E. as providing the equivalent performance in accordance with accepted standards of practice. Refer to FEMA TB 1, Openings in Foundation Walls and Walls of Enclosures, for additional guidance.
- d. Any mechanical, electrical, or other utility equipment must be located above the BFE or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 5-207 of this article.
- e. If located in a floodway, must be issued a state floodway permit, and comply with Section 5-206 of this article.
- f. The building may not be used for manure storage or livestock confinement operations.

Section 5-212. Disclaimer of Liability.

The degree of protection required by this article is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes. This article does not imply that development either inside or outside of the floodplain will be free from flooding or damage. This article does not create liability on the part of the City or any officer or employee thereof for any flood damage that results from proper reliance on this article or any administrative decision made lawfully thereunder.

Section 5-213. Penalty.

Failure to obtain a permit for development in the floodplain or failure to comply with the conditions of a permit or a variance shall be deemed to be a violation of this article. Upon due

investigation, the City Engineer may determine that a violation of the minimum standards of this article exists. The City Engineer or their designee shall notify the owner in writing of such violation.

A. If such owner fails after ten (10) days from the date the written notice is issued, to correct the violation:

1. The City shall make application to the circuit court for an injunction requiring conformance with this article or make such other order as the court deems necessary to secure compliance with the article.
2. Any person who violates this article shall upon conviction thereof be fined not less than fifty dollars (\$50) or more than seven hundred fifty (\$750) for each offense.
3. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues, and
4. The City shall record a notice of violation on the title of the property.

B. The City Engineer or their designee shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.

The City Engineer is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in writing, indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit.

No site development permit shall be permanently suspended or revoked until a hearing is held by the Building Safety Code Board. Written notice of such hearing shall be served on the permittee and shall state the grounds for the complaint, reasons for suspension or revocation, and the time and place of the hearing.

At such hearing the permittee shall be given an opportunity to present evidence on their behalf. At the conclusion of the hearing, the Building Safety Code Board shall determine whether the permit shall be suspended or revoked.

C. Nothing herein shall prevent the City from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

ARTICLE XII – MOBILE HOME PARKS & MOBILE HOMES

Sec 5-231. Definitions. The following words and phrases, when used in this Article, shall have the meanings respectively ascribed to them:

Applicant means any person making application for license of Certificate of Occupancy.

Ceases to Occupy means the person or persons lawfully occupying the mobile home unit has vacated the mobile home unit. In the absence of an oral or written statement by such persons that they are terminating their occupancy, termination will be presumed if both water and electrical utilities to the mobile home are terminated and there is a continuous absence of any lawful occupancy of such mobile home for a period of six months. Despite the termination of such water and electrical utilities and such continuous absence, it will not be presumed to be vacated if the owner of such mobile home has paid the rent due on the lot occupied by the mobile home.

Certificate of Occupancy. See "Mobile Home Certificate of Occupancy."

Condominium Mobile Home Park means, for the purpose of this Article, a Mobile Home Park as herein defined except the mobile home sites or stands are individually owned pursuant to the Illinois Condominium Property Act.

Department means the Department of Community Development Services, unless otherwise indicated.

Frontage means that portion of a mobile home site abutting a private or public street.

License means a license certificate issued by the City allowing a person to operate and maintain a Mobile Home Park.

Licensee means the person, persons, corporations, partnerships or other entity to whom the City issued a license for operation of a Mobile Home Park.

Lot Line, Rear means the lot line opposite the front lot line. For purposes of establishing the required rear yard, in the case of an irregularly shaped or three-sided lot, it shall mean a line within the lot, ten feet long, concentric with and at the maximum distance from the front lot line. A lot need not have a rear lot line.

Manufactured Home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating air-conditioning, and electrical systems contained therein. All manufactured homes shall be installed under the immediate onsite supervision of a licensed manufactured home installer, in accordance with 430 ILCS 117/ The Manufactured Home Quality Assurance Act. The responsible installer shall affix an Illinois Department of Public Health issued seal to the home and file an installation certificate with the Department.

Mobile Home means a factory-assembled, completely integrated structure, constructed on or before June 30, 1976, designed for permanent habitation, with a permanent chassis, and so

constructed as to permit its transport, on wheels temporarily or permanently attached to its frame, that is a movable or portable unit that is constructed to be towed on its own chassis (comprised of frame and wheels) from the place of its construction to the location, or subsequent locations, at which it is connected to utilities for year-round occupancy for use as a permanent habitation, and designed to be used as a dwelling with or without a permanent foundation and situated so as to permit its occupancy as a dwelling place for one or more persons. A mobile home shall, for purposes of this Article, exclude travel trailers or other mobile units not intended for year-round occupation. For mobile homes built prior to June 15, 1976, a label certifying compliance with the Standard for Mobile Homes, [NFPA 501](#), ANSI 119.1, in effect at the time of manufacture, is required. **For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.**

Mobile Home Certificate of Occupancy (sometimes referred to herein as simply "Certificate of Occupancy") means a permit, issued by the Building Official, authorizing the occupancy of the mobile home, as based upon compliance with applicable ordinance provisions together with any special conditions or stipulations.

Mobile Home Owner means the party possessing title to a mobile home or the purchaser of a mobile home under a bona fide contract.

Mobile Home Park means a contiguous parcel of land planned and improved for the placement of five or more mobile homes or manufactured homes where sites are rented or purchased pursuant to the Illinois Condominium Property Act.

Mobile Home Park Service Building means a permanent structure housing laundry, office, sanitation or other community facilities as required in mobile home parks for use by mobile home park occupants.

Mobile Home Site means a parcel of land clearly delineated on the Mobile Home Park site plan, intended for the placement of an individual mobile home and for the exclusive use of its occupants.

Mobile Home Stand means that part of an individual mobile home site which has been constructed for the placement of a mobile home.

Occupancy or Occupied means the residing of an individual or individuals overnight in a mobile home or the installation, storage or use of equipment, merchandise or machinery.

Owner-Operator means licensee.

Person means any individual, group of individuals, association, trust, partnership, corporation, person doing business under an assumed name, county, municipality, the State of Illinois or any political subdivision or department thereof, or any other entity.

Plat means a scaled map, plan or layout showing the subdivision of land and indicating the location and boundaries of individual lots including, but not limited to, exhibiting the following:

1. The name, location or address of the Mobile Home Park, its owner and operator;
2. Location of all property lines, existing streets, easements, utilities, sewers and any other significant features;
3. Date, north arrow, graphic scale (not less than one inch to one hundred (100) feet) on all drawings submitted;

4. All buildings, structures and mobile home stands;
5. Total number of mobile home sites;
6. Approximate gross density per acre; and
7. All Mobile Home Parks located in a floodplain shall file evacuation plans indicating vehicular access and escape routes, including mobile home hauler routes, with the appropriate disaster preparedness authorities.

Sale means the transfer of ownership, either presently or at a definite time in the future, upon compliance with an agreement to transfer ownership.

Smoke Detector means a U.L. 217 approved smoke detector.

Street, Private means a service way with an all-weather, dustless surface, which provides access to a property for the use of a limited number of persons or purposes, and which has not been publicly dedicated.

Type S fuses means fuses that are nontamperable and installed by the following schedule:

Wire Size	Fuse (amp.)
#14	15
#12	20
#10	30

Sec. 5-232. Purpose. The purpose of this Article is to provide minimum standards to safeguard life and property by regulating (and controlling) operation, placement and occupancy of mobile homes, mobile home parks and condominium mobile home parks.

Sec. 5-233. License Required to Establish, Maintain and Operate a Mobile Home Park. No person shall establish, maintain, conduct or operate a Mobile Home Park after May 5, 1982 [Ord. No. 8182-78] without first obtaining a license therefore from the City. The mobile homes which are located within the Mobile Home Park as well as all common areas of the Mobile Home Park must comply with the exterior maintenance provisions of this Article. Failure to comply with these exterior maintenance provisions shall be grounds for denial of the annual Mobile Home Park license. The exteriors of the mobile homes and all common Mobile Home Park areas shall be inspected annually and violations shall be corrected prior to license renewal.

Sec. 5-233.1. Rules and Regulations to be Established. Each Mobile Home Park licensed by the City shall establish rules and regulations as authorized under an Act Concerning Mobile Home Parks and the Rights of Mobile Home Owners and Mobile Home Residents, (Chapter 80, Section 201 et seq., Ill. Rev. Stat. 1989) approved September 14, 1979 and effective January 1, 1980, which said rules and regulations shall obligate the tenant expressly to those tenants duties set forth in the aforesaid statute and shall promulgate such rules and regulations in the manner specified and set forth in said statute.

Sec. 5-234. Standards for Existing Mobile Home Parks.

A. Roadways and Access.

1. All streets and driveways in every Park shall be maintained in a passable and reasonably dust-proof condition at all times, and all streets and driveways in all Parks shall have a minimum width of 20 feet.

2. When in the opinion of the Department adequate emergency access is not provided to emergency vehicles, the Department may require the licensee to provide adequate access where possible.

B. Mobile Home Sites, Pacing and Density.

1. Individual mobile home lot frontage and lot area as well as overall Mobile Home Park density shall be in compliance with the Urbana Zoning Ordinance as it applies to existing Mobile Home Parks.
2. No mobile home shall be parked closer than five feet to the side lot lines of a Mobile Home Park, or closer than ten feet to a public street, alley or building. There shall be an open space of at least ten feet adjacent to the sides of every mobile home and five feet adjacent to the ends of every mobile home.
3. Pads, runners or piers shall be provided for each lot.
4. Mobile home sites shall contain no other principal use than a mobile home as defined herein.

C. Potable Water Supply.

1. Where a public water supply is available such supply shall be used.
2. The distribution system shall supply water at a minimum pressure of 20 pounds per square inch (PSI) during periods of peak demand and usage at the faucets.
3. Water Service Connection.
 - i. The water service and any water piping is required to be permitted and installed by a licensed State of Illinois Plumbing Contractor and by a State of Illinois licensed plumber.
 - ii. Water service connection shall not be less than three-fourths inch inside diameter and shall not serve more than one mobile home at any time.
 - iii. All water risers shall be at least one-half inch in inside diameter and terminate at least four inches above finished ground level.
 - iv. All materials (piping and cock and valves, etc.) used in the water riser and connection shall comply with *Illinois State Plumbing Code*.
 - v. Combination stop and waste valves and cocks shall not be installed in an underground service piping.
4. Approved fire hydrants shall be accessible to the mobile home park and within 500 feet of any mobile home.

D. Sewage Disposal System.

1. All sewage and other water carried waste shall be disposed of into a municipal sewage system whenever a sewer is adjacent or within 100 feet of any position of a mobile home.
2. The sewage collection system within the Mobile Home Park shall be adequate to carry the sewage load based on a maximum number of mobile home spaces and 250 gallons per space per day. There shall be no discharging of raw or partially

treated sewage or waste water onto the surface of the ground, nor shall there be any escape of odors from sewage systems.

3. **Sewer Service Connection.**

- i. All sewer systems shall be permitted and connected by a licensed State of Illinois Plumbing Contractor with a State of Illinois licensed plumber.
- ii. Each mobile home site shall be provided with a sewer connection.
- iii. Sewer connections in unoccupied sites shall be so closed that they will emit no odors or cause a breeding place for flies or other insects, etc.
- iv. At all sewer connections, the sewer riser shall extend four inches above the ground.
- v. Additional fees may be required by the Urbana Champaign Sanitary District.

E. **Electrical System.** Mobile Home Parks shall meet the requirements of the most recently adopted Electrical Code of the City of Urbana applicable to Mobile Home Park electrical distribution systems except for the following:

1. Overhead distribution lines shall be 18 feet above streets or roadways and have three feet clearance from any structure.

F. **Exterior Lighting.** Adequate lighting shall be provided for all streets, walkways, buildings and other facilities subject to nighttime use and shall be maintained in accordance with PM-304.19.

G. **Insect and Rodent Control.**

1. Adequate insect and rodent control measures shall be employed by the Mobile Home Park owner. All buildings shall be reasonably flyproof and rodentproof, and rodent harborages shall not be permitted to exist in the Mobile Home Park or pathways.
2. The Mobile Home Park owner is responsible for the elimination of any insect, rat or mice problem in the general areas of the Mobile Home Park. The individual mobile home owner is responsible for the elimination of any insect, rat or mice problem associated with ~~his or her~~their mobile home including the underside area of said mobile home.

H. **Fuel Supply and Storage.** All handling and storage of natural gas, liquefied petroleum gas (LPG), fuel oil or other flammable liquid or gases should be installed and maintained in accordance with applicable state and local government codes and regulations. Each mobile home site shall have an accessible and listed gas shut-off valve installed. Such valve shall not be located under a mobile home. Whenever a mobile home site outlet is not in used, the shut-off valve shall be plugged to prevent accidental discharge.

I. **Mobile Home Park Maintenance and Operation Regulations.**

1. The person to whom a license for a Mobile Home Park is issued shall provide adequate supervision to maintain the Mobile Home Park in compliance with this Article and keep its facilities and equipment in good repair and in a clean and sanitary condition.
2. The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the potable water supply, sewage treatment facilities and water and sewage service connections are functioning in a safe and sanitary manner.

3. The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the collection of garbage and refuse, cutting of grass and weeds, the storage of lumber and construction materials, and the removal of abandoned automobiles and equipment is being performed in a satisfactory manner. The Mobile Home Park owner or caretaker shall be responsible for the removal of any abandoned vehicle in accordance with the provisions of the Urbana Local Traffic Code (Chapter 23).
4. The Mobile Home Park owner or manager shall inspect and ensure stairs are installed and maintained at all exterior doorways.
5. The correction of all deficiencies noted by the Mobile Home Park owner or caretaker must be accomplished within such time as may be otherwise required by this Article.
6. The Mobile Home Park owner or operator shall check weekly to determine that any vacant mobile home is adequately secured to prevent it from being an attractive nuisance. Upon finding such unit unsecured, the Mobile Home Park owner or caretaker shall require the homeowner to close it, or shall take necessary measures to close it. Upon failure of any homeowner to repair or remove any unit which has been placarded as "Not Approved for Occupancy" or in cases where the homeowner cannot be determined, it shall become the responsibility of the licensee to remove the mobile home.

Sec. 5-235. Standards for New Mobile Home Parks. New Mobile Home Parks shall comply with the Urbana Zoning Ordinance. In addition, they shall comply with all applicable provisions of Section 5-234 above.

Sec. 5-236. Inspection and Certificate of Occupancy.

- A. No mobile home may be placed in an Urbana Mobile Home Park unless approved by Zoning. Nor, should a mobile home be occupied unless such mobile home has been issued a Certificate of Occupancy by the City of Urbana and such Certificate of Occupancy has not been revoked.
- B. A Certificate of Occupancy for a mobile home unit shall be issued to those mobile units which meet the standards set forth for mobile homes in Section 5-241 of the Urbana City Code. A Certificate of Occupancy, once issued shall be valid until revoked.
- C. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Section or of any code or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Building Safety Code Board of Appeals, as detailed in Article III of this Ordinance.
- D. If a Certificate of Occupancy is revoked, the holder of such Certificate shall have the right to appeal such revocation to the Building Safety Code Board of Appeals, as detailed in Article III of this Ordinance.

Sec. 5-237. Term of Certificate of Occupancy. Except as otherwise provided herein, a Certificate of Occupancy shall be for a term equal to the period the mobile home exists at the same mobile home site or stand. A Certificate of Occupancy may be transferred to successive owners so long as the mobile home remains at the same mobile home site or stand and remains in substantial compliance with the provisions of this Article.

Sec. 5-238. Application for Certificate of Occupancy. Application for a Certificate of Occupancy shall be made to the Department **PRIOR** to placing a mobile home in a Mobile

Home Park or moving it within a Mobile Home Park. The applicant shall be informed of the standards for mobile homes contained in this Article. The mobile home owner, through said application, agrees to an inspection by the Department within 30 days after placement or movement of said mobile home to determine compliance with this Article. Said application shall include the following information:

1. Name of mobile home owner;
2. Mobile Home Park where mobile home is to be placed;
3. Serial number and make of mobile home; and
4. Mobile home owner's mailing address.

Sec. 5-239. Fee for Certificate of Occupancy. The fee for a Certificate of Occupancy is found in Chapter 14 of the Urbana Code of Ordinances.

Sec. 5-240. Waiver of Fee for Certificate of Occupancy. For mobile homes existing in Mobile Home Parks on January 1, 1980, the fee for the Certificate of Occupancy shall be waived so long as the mobile home remains on the same site or stand, but a Certificate of Occupancy is still required. A Certificate of Occupancy shall be issued after inspection by the Department and finding that the mobile home is in substantial compliance with the standards in this Article.

Sec. 5-241. Mobile Home Standards.

- A. In order to obtain a Certificate of Occupancy a mobile home must meet the following requirements:
1. **License:** The Mobile Home Park in which the mobile home is placed must be licensed.
 2. **Smoke Detector:** Smoke detectors shall be installed in all of the following locations:
 - a. In sleeping areas.
 - b. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 - c. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 3. **Fire Extinguisher:** Every mobile home, must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.
 4. **Plumbing System:**
 - a. The plumbing system must be safe, sanitary in condition and maintained in accordance with accepted engineering practices and codes.
 - b. The mobile home shall be connected to the Mobile Home Park sewer system via a nonflexible airtight connection.
 - c. Any alterations must be permitted and installed by a licensed State of Illinois Plumbing Contractor with a State of Illinois licensed plumber.
 5. **Heating and Air Conditioning System:** The heating and air conditioning system must be safe and installed in accordance with accepted engineering practices and codes. Fireplaces must be approved to U.L. mobile home standard 1482 and installed according to manufacturer's specifications.

6. **Electrical System:**
 - a. The electrical system shall meet the provisions of the most recently adopted electrical code of the Ceity applicable to existing mobile homes.
 - b. When plug fuses and fuseholders are used they shall be nontamperable Type S fuses sized as herein defined.
 7. **Exterior of Mobile Home:** Exterior walls and roofs shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to be weathertight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.
 8. **Accessory Structures:** Accessory structures or storage sheds where allowed by the licensee shall be of proper construction, weather-tight, properly anchored and not less than 18 inches from a mobile home rear or side lot line.
 9. **Gas System:** Each mobile home utilizing gas shall be connected to the mobile home site outlet by a listed flexible mobile home connector of sufficient capacity to supply gas to the connected load. Approved rigid pipe and fittings shall be used between the flexible connector and the mobile home site gas outlet if the distance between the mobile home site gas outlet and the mobile home gas service connection exceeds six feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.
 10. **Stairs and Porches:** Every stair, porch, deck, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair.
 11. **Skirting:** Skirting is required to be installed around the perimeter of the mobile homes. The required skirting must be securely attached and maintained against deterioration. The skirting material must have a flame spread rating of 200 or less and it must be treated against termite infestation or be made of an approved non-cellulose based material.
 12. **Storage:** Storage of debris, junk, or construction materials, which are not associated with an activity which has been authorized by a valid building permit for that specific site shall be prohibited.
 13. **Tiedowns:** All mobile homes must be securely anchored in accordance with the tiedown requirements of the State of Illinois Department of Public Health.
 14. **Interior of Mobile Home:** Floors, walls (including windows and doors), ceilings, and other interior surfaces shall be maintained in good, clean, sanitary, and structurally sound condition.
- B. All manufactured/mobile homes proposed to be parked in a Mobile Home Park must comply with the **Manufactured Home Quality Assurance Act, (430 ILCS 117)**

Section 5-242 Violations: Failure of mobile home owner to obtain a Certificate of Occupancy or to meet minimum standards contained herein for mobile homes is a violation of this Article.

Section 5-243 Notice: When the Department determines there has been a violation of this Article, the Department shall cause written notice to be served upon the owner containing a description of the violation, order to vacate or remove said mobile home, if necessary, and/or corrective actions.

Section 5-244 Penalty: Any person who violates the provisions of this Article shall, upon conviction thereof, be fined as provided in Section 1-10 of the Urbana City Code and in addition shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or upon which a violation occurs or continues after due notice is served.

Section 5-245 Saving Clause: Nothing in this Article hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Article 1 of this Adopting Ordinance; nor shall any just or legal right of remedy of any character be lost, impaired, or affected by this Article.

Sections 5-245 – 5-260. Reserved.

ARTICLE XIII – FIRE PREVENTION CODE

Section F-101.1 “Title” is amended to read as follows:

Section F-101.1 Title. These regulations shall be known as the Fire Code of the City of Urbana, Illinois, hereinafter referred to as “this code.”

Section F-101.2.1 “Appendices” shall be amended to read as follows:

Section F-101.2.1 Appendices: Provisions in the following appendices shall apply to this code.

Appendix B – Fire-Flow Requirements for Buildings

Appendix C – Fire Hydrant Locations and Distribution

Appendix D – Fire Apparatus Access Roads

Appendix E – Hazard Categories

Appendix F – Hazard Ranking

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I – Fire Protection Systems – Noncompliant Conditions

Appendix N – Indoor Trade Shows and Exhibitions

Section F-103.1 “Creation of agency” is amended to read as follows:

Section F-103.1 Creation of agency: Creation of agency: The Urbana Fire Department Division of Community Risk Reduction, therein referred to as “CRR,” is hereby created, and the Fire Marshal shall be the official in charge thereof and ~~shall may~~ also be referred to as the ~~F~~ire ~~C~~ode ~~O~~fficial. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section F-103.1 “Appointment” is amended to read as follows:

Section F-103.1 Appointment: The Fire Marshal shall be appointed by the Fire Chief of the jurisdiction.

Section F-105.1.2 entitled “Types of permits” # 1 Operational Permit is amended and reads as follows:

1. Fire Prevention License: A Fire Prevention License (FPL), commonly referred to as a “permit” allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:
 - 1.1 A prescribed period
 - 1.2 Until renewed or revoked.

Section F-105.5 entitled “Fire Prevention License” is amended and reads as follows:

Section F-105.5 Fire Prevention License: The ~~f~~ire ~~e~~Code ~~e~~Official is authorized to issue fire prevention license for the operations set forth in Sections 105.5.1 through 105.5.52.

Section F-111 entitled “Means of Appeals” is amended and reads as follows:

Section F-111 Means of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section F-112.4 entitled "Violation Penalties" is amended to read as follows:

Section F-112.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the ~~F~~~~ire~~ ~~C~~~~ode~~ ~~e~~~~Official~~, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10 (k) of the Code of Ordinances of the City of Urbana. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section F-113.4 "Failure to comply" shall be amended as follows:

Section F-113.4 Failure to comply. 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 one dollar (\$1.00) or not more than seven hundred and fifty dollars (\$750.00)

Section F-107.2 entitled "Schedule of Permit Fees," is amended and reads as follows:

Section F-107.2 Schedule of Fees: Any person required to obtain more than one permit as set forth above to engage, at any specifically defined single location, in any business activity involving the handling, storage or use of hazardous substances, materials or devices; or to maintain, store or handle materials; or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities, shall be required to pay the amount specified in Section 14-7 of the Urbana Code of Ordinances.

Section F-307.1.1 "Prohibited open burning" shall be amended to read as follows:

Section F-307.1.1 Prohibited open burning: Within the ~~C~~~~e~~~~ity~~ limits, the open burning of any paper, leaves, refuse, garbage, or any other materials, including those from construction, demolition or alteration of any building, structure or equipment, is prohibited. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. No fire permitted by this section may be used as an incinerator, or permitted to become a nuisance by reason of the emission of smoke, fumes, fly ash, dust or soot.

Exceptions:

1. Fires set by a public official in the performance of the official's duties;
2. In open fireplaces designed for cooking, and fires in outdoor cooking devices, when such fires are in fact being used for cooking purposes;
3. Fires used for recreational purposes such as campfires;
4. Fires authorized by permit from the ~~f~~~~ire~~ ~~e~~~~Code~~ ~~e~~~~Official~~, which the ~~f~~~~ire~~ ~~C~~~~ode~~ ~~e~~~~Official~~ may issue in ~~his~~~~-their~~ discretion upon a showing of need for the removal of brush, debris or other materials where burning is the only feasible method.

Section F-307.4.3 "Portable outdoor fireplaces" shall delete the exception

Section 308.1.4 "Open-flame cooking devices" shall be amended and read as follows:

Section 308.1.4 Open-flame cooking devices. Exceptions 2 and 3 shall be deleted:

Section F-401.5.1 "False Alarm" shall be added to read as follows:

Section F-401.5.1 False Alarm: False alarm means an alarm signal eliciting a response by the Fire Department when a situation requiring a response by the Fire Department does not in fact exist. False alarm does not include an alarm signal caused by violent conditions of nature or other extraordinary circumstances not reasonably subject to control by the alarm business operator or alarm user. Alarms resulting from the following conditions are not considered false alarms:

1. Criminal activity or unauthorized entry.
2. Earthquake causing structural damage to the protected premises.
3. High winds sufficient to activate detection system or causing physical damage to the protected premises.
4. Flooding of the related premises due to overflow of natural drainage.
5. Lightning causing physical damage to protected premises.
6. Telephone line malfunction verified in writing to the Fire Department by at least a first line telephone company supervisor.
7. Electrical service interruption verified in writing to the Fire Department by the local power company.
8. Communication to METCAD or a Fire Department before a unit is dispatched to investigate clearly indicating that the alarm resulted from an authorized system test or other noncriminal cause.
9. An alarm caused on the reasonable but mistaken belief that a fire or medical emergency is in progress.

Section F-401.5.2 entitled "Excessive False Alarm and Assessment," is added and reads as follows:

Section F-401.5.2 Excessive False Alarm and Assessment:

1. If any alarm system produces four false alarms in any calendar year, the Code Official shall provide written notice of the fact, which shall be given by certified mail or delivery to the owner or responsible party requiring them to take corrective action in regard to false alarms and informing the owner or occupant of the false alarm fee schedule provided herein.
2. Owner or responsible parties installing a new system or making substantial modifications to any existing system shall be entitled to a grace period during which alarms generated by such system shall be deemed non-false alarms. The grace period shall cease 30 days after installation of or modification to an alarm system.
3. Upon any alarm system producing five or more false alarms in a calendar year, a fee of five-hundred dollars (\$500.00) per false alarm shall be charged to the owner or responsible party.

Section F-403.1.1 "Operator Responsibility" shall be added to read as follows:

Section F-403.1.1 Operator Responsibility: The operator or the person responsible for the operation of an assembly or educational occupancy shall check all components of egress before such building is occupied to determine compliance with this section. If such inspection reveals that any element of the required means of egress cannot be accessed, is obstructed, locked, fastened or otherwise unsuited for immediate utilization, admittance to the building shall not be permitted until necessary corrective action has been completed.

Section F-403.9.2.1 "College and university buildings" Shall be amended and read as follows:

Section F-403.9.2.1 College, university, and private certified university housing buildings.

Section F-506.1.3 "New Construction" shall be added to read as follows:

Section F-506.1.3 New Construction: Key boxes shall be required on all new structures.

Exception: One- and Two-family structures are excluded.

Section F-506.1.4 "Existing Buildings": shall be added to read as follows:

Section F-506.1.4 Existing Buildings: A fire department key box shall be installed when access to or within the building or area is unduly difficult because of secured openings, or when buildings with a fire detection or suppression system are monitored by alarm companies with direct notification to the dispatch center or unsupervised local alarms, and where immediate access is necessary for life saving or firefighting purposes.

Section F-506.3 entitled "Key Box Contents," is added and reads as follows:

Section F-506.3 Key Box Contents: Key boxes shall contain the following:

1. Keys to locked points of egress whether on the interior or exterior of such buildings.
2. Keys to locked mechanical rooms.
3. Keys to locked electrical rooms.
4. Keys to other areas as directed by the ~~F~~ire ~~C~~ode ~~e~~Official.
5. 24 hour contact information

Section F-506.4 "Motorized Gates and Doors" shall be added to read as follows:

Section F-506.4 Motorized Gates and Doors: All electrically operated gates, doors or barriers used for vehicle access shall be equipped with a click to enter type sensor compatible with the current 800 MHz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this code. These devices and their installation locations shall be approved by the Fire Code Official.

Section F-506.4.1 "Existing Gates" shall be added to read as follows:

Section F-506.4.1 Existing Gates and Doors: Where required by the Fire Code Official properties with existing motorized gates, doors or barriers used for vehicle access shall be equipped with the requirements in Section F-506.4. All gates, doors or barriers shall comply with this section by January 1, 2026.

Section F-701.7.1 "Fire doors propped open" shall be added to read as follows:

Section F-701.7.1 Fire doors propped open: Hold-open devices may be required by the ~~F~~ire ~~C~~ode ~~O~~fficial where fire doors are found to be propped open after the installation of signs in Section 705.2.2. If hold-open devices are required, a design professional may be requested to evaluate building design. Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

Section F-802.1 entitled “Definitions” shall have “Open Porch” added as follows:

Section F-802.1 Definitions: “Open Porch” shall mean any part of a house or building that is not fully enclosed and shielded from the elements on all sides by roof and walls as determined by the ~~f~~Fire ~~e~~Code ~~e~~Official.

Section F-805.5 “Outdoor Storage” shall be added to read as follows:

Section F-805.5 Outdoor Storage: No person shall place, use, keep, store, or maintain any upholstered furniture not manufactured for outdoor use, including, without limitation, upholstered chairs, upholstered couches, and any mattresses on any open porch, yard, or exterior area of structures, nor suffer or permit such to occur. This shall not apply during a lawful yard sale or garage sale while such furniture is offered for sale; nor shall it apply while such furniture is otherwise lawfully held for garbage collection.

Section F-901.7.5.1 “Emergency Fire Watch by Fire Service Personnel” shall be added to read as follows:

Section F-901.7.5.1 Emergency Fire Watch by Fire Service Personnel: Where property owners or their representatives cannot be summonsed to conduct fire watch and where fire watch is determined to be critical to the safety of the occupants, the fire department may provide the fire watch services until they are relieved by a property representative or until the systems are in normal operation. The fire department may bill for fire watch services that exceed 60 minutes in length. The property owner may be required to pay the amount specified in Section 14-7 of the Urbana Code of Ordinances.

Section F-903.4.1.1 entitled “Connection to Public Water System” is added and reads as follows:

Section F-903.4.1.1 Connection to Public Water System: Water meters and valves on fire service water mains, on the exterior of a building, where required by the water company, shall be located within a vault and the valves shall be locked in the open position. The locks shall be that of the Knox Company and shall be approved by the Fire Code Official. Thus, allowing the Urbana Fire Department the ability to maintain control of the valves. The vault used shall be equipped with a keyed lock and a key shall be kept in the required Knox Box for this property.

Section F-905.2.1 “Minimum Design Pressure” shall be added and read as follows:

Section F-905.2.1 Minimum Design Pressure. Hydraulically designed standpipe systems shall be designed to provide the waterflow rate required by NFPA 14 Section 7.10 at a minimum residual pressure of 100 psi (6.9 bar) at the hydraulically most remote 2 ½ in. (65 mm) hose connection.

Section F-905.3 “Required Installations” shall be amended and read as follows:

Section F-905.3 Required Installations. The exception shall be DELETED.

Section F-905.5 “Location of Class II standpipe hose connections” The entire section shall be DELETED.

Section F-907.4.2.5 “Protective covers” shall be amended and read as follows:

Section F-907.4.2.5 Protective covers. In Use Groups R-1 and R-2, manual fire alarm pull stations shall be provided with listed manual fire alarm box protective covers. In other Use Groups, the Fire Code Official is authorized to require the installation of listed manual fire alarm box protective covers to prevent malicious false alarms or to provide the manual fire alarm box with protection from physical damage. The protective cover shall be transparent or red in color with a transparent face to permit visibility of the manual fire alarm box. Each cover shall include proper operating instructions. Such devices shall be readily operable without the use of a key, special knowledge or effort. A protective cover that emits a local alarm signal shall be installed unless approved. Protective covers shall not project more than permitted by Section 1003.3.3.

Section F-907.6.7 entitled "Local Alarm Signs," is added and reads as follows:

Section F-907.6.7 Local Alarm Signs: Local fire alarm systems shall be equipped with signs stating "When Alarm Sounds, Call 9-1-1." Sign shall be installed in a location to be determined by the Urbana Fire Department.

Section F-1010.2.4 "Locks and Latches" shall be amended to read as follows:

Section F-1010.2.4 Locks and Latches: Entire item number 3 is deleted.

Section F-1023.9 "Stairway Identification Signs" shall be amended to read as follows:

Section F-1023.9 Stairway identification signs: A sign shall be provided at each floor landing in exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the exit enclosure and the color code identification of the stair or ramp. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the enclosure for the fire department. The sign shall be located inside the exit enclosure, centered 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. An additional sign stating the floor number and stair color shall be located on the occupant side of the exit enclosure. Signage shall meet the requirements set forth by the current *Illinois Accessibility Code*.

Section F-1023.9.1 "Signage Requirements" shall be amended to read as follows:

Section F-1023.9.1 Signage requirements: Stairway identification signs shall comply with all the following requirements:

1. The signs shall be a minimum size of 18 inches (457mm) by 12 inches (305mm).
2. The letters designating the identification of the stair enclosure shall be a minimum 1½ inches (38mm) in height.
3. The number designating the floor level shall be a minimum of 5 inches (127 mm) in height with a stroke width of 0.5 inch (12.7mm) and located in the center of the sign.
4. All other numbers and letters shall be 1 inch high (25.4mm).
5. Characters and their background shall have a non-glare finish. Characters shall contrast with their background.
6. The stairway identification sign shall have an identifying background color; Red, Green, Yellow, Blue, and White and colors listed shall run clockwise starting at the address side of the building as approved by the Fire Department. The background color shall be written on the sign.
7. When signs required by section 1023.9 are installed in interior exit the same material as required by Section 1025.4 shall be used.

Section F-1103.5.6 "Dormitories, Fraternities, Sororities, and Private Certified University Housing" shall be added to read as follows:

Section F-1103.5.6 Dormitories, Fraternities, Sororities, and Private Certified University Housing: An automatic sprinkler system shall be provided throughout ALL Dormitories, Fraternities, Sororities, Private Certified University Housing or similar.

Section F-1103.7 entitled "Fire alarm systems," is amended and reads as follows:

Section F-1103.7 Fire alarm systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.8 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.

Section F-1103.7.7 entitled "Fire alarm repair and maintenance," is added and reads as follows:

Section F-1103.7.7 Fire alarm repair and maintenance. The existing fire alarm system must be adequately tested and maintained in accordance with Section 901.6 and shown not to create a hazard. During repair or replacement, the system may be required to be upgraded to current code by the Fire Code eOfficial.

Section F-1103.7.8 entitled "Fire alarm system Monitoring," is added and reads as follows:

Section F-1103.7.8 Fire alarm system monitoring. All fire alarms systems shall be monitored by a central service station by January 1, 2028.

Section F-5003.6.1 entitled "NFPA 704 Label Specifications," is added and reads as follows:

Section F-5003.6.1 NFPA 704 Label Specifications: Labels when required shall be labeled as follows:

	TOTAL SIZE OF FOUR LABELS	EACH COLORED LABEL	HEIGHT OF NUMBERS	WIDTH OF NUMBERS	THICKNESS OR STROKE
ON BUILDING	30 inches square	15 inches square	9 inches	4.2 inches	15/16 inches
EXTERIOR TANK	20 inches square	10 inches square	6 inches	2.8 inches	5/6 inches
TANK INSIDE A BUILDING	15 inches square	7.5 inches square	4 ½ inches	2.1 inches	15/32 inches

All letters and numbers shall be reflective. Building labels shall be placed at a minimum of ten feet and not more than 12 feet from the ground.

The building label shall be placed on the front of the building. Additional building or tank label placement decisions to be determined by the Code Official. These signs shall be classified as official signs under the provisions of Section IX-5 of the Urbana Zoning Ordinance.

Section F-5602.1 Definitions "Fireworks" shall be amended to read as follows:

Section F-5602.1 Definitions "Fireworks": The term fireworks shall mean and include any explosive composition or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibition nature by explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, sky rockets, Roman candles, bombs or other fireworks of like construction and any fireworks containing any explosive compound; or any tablets or other device containing any explosive substance, or containing combustible substances producing visual effects. The term "fireworks" shall not include snake or glow worm pellets; smoke devices; sparklers; trick noisemakers known as "party poppers", "booby traps", "snappers", "trick matches", "cigarette loads" and "auto burglar alarms"; toy pistols, toy canes, toy guns, or other devices in which paper or plastic caps containing twenty-five hundredths grains or less of explosive compound are used, provided they are so constructed that the hand cannot come in contact with the cap when in place for the explosion; and toy pistol paper or plastic caps which contain less than twenty-five hundredths grains of explosive mixture; the sale and use of which shall be permitted at all times.



CITY OF URBANA

Community Development Services Department

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanailinois.us

memorandum

TO: Mayor Marlin & Urbana City Council

FROM: Kimberly I. Smith, Community Development Services Director
Nicholas P. Hanson, Building Official

DATE: 05/15/2023

SUBJECT: Ordinance adopting the International Code Council's 2021 Code Series

Description

The City Council is asked to review a proposed ordinance for the City of Urbana's adoption of the 2021 International Code Council's (ICC) code series. This code series will supersede and replace the 2009 ICC Code series, which was adopted by the City Council in 2011.

The 2021 ICC code series was reviewed by the Building Safety Code Board of Appeals on March 22, 2023 and was unanimously recommended for adoption by the City Council.

A copy of the Adopting Ordinance and copies the ICC code series books have been available for public review and comment since March 27, 2023 in the City Clerk's office. Upon adoption the State of Illinois Capital Development Board (CDB) will be notified for public posting on the CDB website.

Issues

The draft Adopting Ordinance for the ICC code series follows the same format as previously used. It would comprise Chapter 5 of the Urbana Code of Ordinances and contain the following Articles:

Article I:	General
Article II:	Building Official
Article III:	Board of Appeals
Article IV:	Building Code
Article V:	Residential Code
Article VI:	Electrical Code
Article VII:	Plumbing Code
Article VIII:	Mechanical Code
Article IX:	Property Maintenance Code
Article X:	Reserved
Article XI:	Flood Hazard Areas
Article XII:	Mobile Home Parks and Mobile Homes

Article XIII: Fire Prevention Code

Each of the Articles would reference, amend, and add to the base code language published by the ICC. Copies of these base code documents are available to Council members and to the general public for use in reviewing the adopting ordinance through the Building Safety Division of the Community Development Services Department.

Background

Builders and designers have been using the ICC code for over 20 years now and are experienced with its requirements. The City of Urbana has been utilizing the 2009 ICC codes since 2011. The City of Champaign has also been utilizing the International Series for a number of years as well and will be updating to the 2021 ICC series in the coming months. This update will help keep Urbana and Champaign in alignment.

Other than the Illinois Plumbing Code, which is promulgated by the State of Illinois as required minimum standards, the ICC construction codes are developed through a national level consensus process. In 2010, the State of Illinois also passed legislation adopting the 2009 International Energy Conservation Code (IECC) as the required minimum energy efficiency standard for all newly constructed buildings in Illinois, including one- and two-family dwellings. The adoption of the Model Codes Ordinance by the City does not negate any state statute on the same subject. The locally adopted code would only be applied when it imposes a more stringent requirement than that of the state code.

Options

The City Council has the following options:

1. Approve the Adopting Ordinance as written.
2. Approve the Adopting Ordinance, with certain specified modifications.
3. Do not approve the Adopting Ordinance. In this case, the Council should identify alternative courses of action to ensure currency of relevant codes.

Recommendation

In addition to City staff recommending approval, the Urbana Building Safety Code Board of Appeals has met and recommends APPROVAL of the proposed Adopting Ordinance.

Attachments

1. Draft Adopting Ordinance
2. Building Safety Code Board of Appeals March 22, 2023 meeting minutes

ARTICLE I: GENERAL

Sec. 5-1. Reserved.

Sec. 5-2. Definitions.

A. Whenever the words "municipality" or "city" are used in this Ordinance or in any adopted code, they shall be held to mean the City of Urbana, Illinois.

B. The intent of this Ordinance shall be that the requirements and applicability of the codes referenced in this Ordinance shall be based upon the use group classifications, definitions, and construction types as designated in those codes as modified by this ordinance. Classifications, definitions, and occupancy types from other codes such as NFPA and/or the Zoning Ordinance shall not be used when determining requirements from the codes referenced by this Ordinance.

Sec. 5-3. Other Referenced Codes and Ordinances. Nothing in the adoption of the codes set forth above shall be construed to exempt any building or structure, or portion thereof, or occupancy or use thereof, from compliance with any and all other applicable codes and ordinances of the City of Urbana, Illinois. ~~Wherever in the Building Code there is a conflict with the Zoning Ordinance of the City, the provisions of the Zoning Ordinance shall apply.~~

Sec. 5-4. Contractor Bonds for Right-of-Way Damage. All contractors or other persons doing or proposing to do work in the City of Urbana, which work may reasonably be expected to cause any physical disturbance of the public right-of-way including but not limited to any excavation, shall in addition to permits required under Chapter 5 (if necessary) obtain a right-of-way permit from the City Engineer. Before the said right-of-way permit may be issued, the contractor or other person must post a bond as set forth under Section 20-~~71~~ 409 of the Urbana Code of Ordinances.

Sec. 5-5. Additions, Modifications, Deletions, and Substitutions. Where the following words precede the sections and subsections of the Codes hereinafter adopted they shall have the meanings set forth below.

"ADD" means that such provision is thereby added to and made a part of the Code indicated as though fully set forth therein at the referenced section.

"AMEND" (see "MODIFY").

"DELETE" means that such provision deletes the referenced section from the code referenced.

"MODIFY" means that such provision amends the referenced section of the code referenced to read as provided and that such provision is added to and made a part of such code as though fully set forth at the referenced section number.

"SUBSTITUTE" means that provision is substituted in place of the referenced section and is made a part of the code referenced.

Secs. 5-6 - 5-10. Reserved.

ARTICLE II BUILDING OFFICIAL

Sec. 5-11. Offices created. There is hereby created the offices of the building official ~~Director of Community Development Services and Building Safety Division Manager~~. The ~~Director of Community Development Services~~ may be referenced to as the Building Official in this Code, and may also assign such duties to the ~~Building Safety Division Manager~~. The building official shall be hired by the applicable governing authority and certified through a recognized certification program.

~~Sec. 5-12. Appointment.~~ ~~The Director of Community Development Services and the Building Safety Division Manager shall be appointed by the Mayor with the advice and consent of the City Council.~~

Sec. 5-13. Duties. The duties of the building official ~~Director of Community Development Services and/or Building Safety Division Manager~~ shall be as follows:

- A. ~~The Director of Community Development Services, or his/her designation of the Building Safety Division Manager, shall be the bBuilding Oofficial of the Ceity of Urbana and~~ shall issue all building permits and carry on all duties of the bBuilding oOfficial as such term is used elsewhere in city ordinances.
- B. The building official shall hire such number of inspectors, assistants and other employees as authorized by the jurisdiction. Inspectors or plans examiners shall be certified through a recognized certification program for the appropriate trade(s).
- C. The building official ~~The Director of Community Development Services and Building Safety Division Manager~~ shall perform other such duties as prescribed by the Mayor or City Council from time to time.

Secs. 5-14 - 5-20. Reserved.

ARTICLE II BOARD OF APPEALS

See Article III Section 113

Section 113.3 entitled "Qualifications" is amended and reads as follows:

Section 113.3 Qualifications: ~~The Building Safety Board of Appeals shall be comprised of five (5) members who are qualified by experience and training and with a minimum of: one licensed electrician or electrical engineer; one licensed plumber or mechanical engineer; one architect; and one contractor. The members shall be appointed by the Mayor, with approval of the City Council, for a term of five years, with the initial terms staggered.~~

Section 113.3.1 entitled "Alternate Members" is added and reads as follows:

Section 113.3.1 Alternate Members: ~~In addition to the members herein referred to, the Mayor shall initially appoint two alternate members subject to confirmation of the corporate authorities. Such alternate members shall serve on the Board with the same powers and privileges as regular members when present at a meeting of the Board in place of an absent regular member. The alternate members so appointed shall serve for a term of three years. There are no special trade requirements for membership of alternates.~~

Section 113.3.2 entitled "Chair of Board and Board Rules" is added and reads as follows:

Section 113.3.2 Chair of Board and Board Rules: ~~The Mayor shall appoint one of its members to serve as Chair, and the Building Official shall keep a detailed record of all proceedings on file in the Building Safety Division. The Board shall enact rules and by-laws under which it shall operate. The Board shall elect a temporary chair in the absence of the appointed chair.~~

Section 113.3.3 entitled "Disqualification of Member" is added and reads as follows:

Section 113.3.3 Disqualification of Member: ~~A member shall not hear an appeal in which that member has any personal, professional, or financial interest.~~

Section 113.6 entitled, "Means of Appeals," is added and reads as follows:

Section 113.6 Means of Appeal: ~~Any person shall have the right to appeal a decision of the building official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.~~

Section 113.6.1 entitled "Time Limit for Appeals" is added and reads as follows:

Section 113.6.1 Time Limit for Appeals: ~~An appeal of a legal notice or order by a Building Official or the Fire Official must be made within 15 days of receipt of such notice.~~

Section 113.6.2 entitled "Codes That May Be Appealed" is added and reads as follows:

Section 113.6.2 Codes That May Be Appealed: ~~Appeals involving the following codes (and other Codes incorporated therein) shall be made to the Building Safety Board of Appeals:~~

- ~~A. 2021 International Building Code~~
- ~~B. 2021 International Residential Code~~
- ~~C. 2021 International Existing Building Code~~
- ~~D. 2021 International Mechanical Code~~
- ~~E. 2021 International Fire Prevention Code~~
- ~~F. 2021 International Plumbing Code~~

- ~~G. 2021 International Fuel Gas Code~~
- ~~H. 2021 International Property Maintenance Code~~
- ~~I. 2020 National Electrical Code~~

~~Section 113.6 entitled "Notice of Meeting" is added and reads as follows:~~

~~**Section 113.7 Notice of Meeting:** The Board shall meet upon notice of the Chair or the Building Official within 20 working days of filing of an appeal or at stated periodic meetings if arranged by the volume of work.~~

~~Section 113.7 entitled "Open Meetings" is added and reads as follows:~~

~~**Section 113.8 Open Meetings:** All hearings shall be open to the public. The appellant, the appellant's representative, the Official of the jurisdiction, and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard at the meeting in which the appeal is heard.~~

ARTICLE III BUILDING CODE

Sec. 5-21. Adoption of the ~~2009-2021~~ International Building Code. The ~~2009-2021~~ International Building Code as promulgated and published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said International Building Code are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-23.

Sec. 5-22. Effect of State Law. The adoption of the ~~2009-2021~~ International Building Code herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the article imposes a more stringent requirement or standard than does the state statute. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions of this code shall apply.

Sec. 5-23. Additions, Amendments, Modifications, Deletions, and Substitutions. The following sections and subsections of the ~~2009-2021~~ International Building Code are amended or changed as defined hereinafter:

Section 101.1 entitled "Title," is ~~modified~~amended to read as follows:

Section 101.1 Title: These regulations shall be known as the Building Code of the City of Urbana, Illinois hereinafter referred to as "this Code".

Section 101.2.1 entitled "Appendices," is amended to read as follows:

101.2.1 Appendices. The following appendixes are hereby ADOPTED as part of this code.

Appendix H – Signs
Appendix I – Patio Covers

Section 101.4.3 entitled "Plumbing" is amended to read as follows:

101.4.3 Plumbing. The provisions of the CURRENT Illinois Plumbing Code and the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

Section 101.4.6 entitled "Energy" is ~~modified~~amended to read as follows:

Section 101.4.6 Energy: The provisions of the CURRENT Illinois-International Energy Code as adopted by the State of Illinois shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.8 entitled "Electrical" is added to read as follows:

Section 101.4.8 Electrical: The provisions the **2020 National Electrical Code** shall apply to additions, alterations, renovations and repairs to electrical systems and equipment shall conform to that required for new electrical systems and equipment. Additions, alterations and repairs shall not cause existing electrical systems or equipment to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing electrical systems and equipment shall meet the provisions for new construction, except where such work is performed in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

Section 103.1 entitled "Creation of Enforcement Agency" is ~~modified~~amended to read as follows:

Section 103.1 Creation of Enforcement Agency: The Building Safety Division is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code. The Director of Community Development Services or his/her designee shall be herein specifically known and referred to in this code as the "Building Official".

Sections 103.2 and 103.3 are ~~deleted~~amended to read as follows:

Section 103.2 Building Official. The building official is hired by the jurisdiction as

Formatted: Highlight

Section 104.7 entitled "Department Records," is modified to read as follows:

Formatted: Font: Bold

~~**Section 104.7 Department Records:** An official record shall be kept of all business and activities specified in the provisions of this Code, and all such records shall be open to public inspection subject to the statutes and laws of the State of Illinois.~~

Section 104.8 entitled "Liability," is ~~modified~~amended to read as follows:

Section 104.8 Liability: The Building Official or his/her designee, Officers, members of the Building Code Board of Appeals, or employees charged with the enforcement of this Code, while acting for the municipality, shall not thereby render themselves liable personally, and they are hereby relieved from all personal liability for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of their official duties.

Formatted: Highlight

Section and 104.8.1 entitled "Legal Defense," is amended to read as follows:

Any suit instituted against any officer or employee because of an act performed by them in the lawful discharge of their duties and under the provisions of this Code, or any amendment thereto, shall be defended by a legal representative of the City until the final termination of the proceedings. The Building Official or any subordinates shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any officer of the Department of Community Development Services, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section 105.2 entitled "Work exempt from permit" is ~~modified~~amended as follows:

Work exempt from permit: #1 and #2 under Building are ~~deleted~~.

Commented [HN1]: Jamie and Corey Double-check

Section 105.3.3 entitled "Noxious Odor Abatement Plan," is added and reads as follows:

Section 105.3.3 Noxious Odor Abatement Plan: Where plans filed with a building permit application for new construction or additions to facilities ~~indicates an emission source reasonably expected to produce a emitting a~~ noxious odor beyond that of normal mechanical systems for the facility operation, the Building Official may require a Noxious Odor Abatement Plan to be filed by the owner which shall indicate the methods proposed to be used to minimize such emissions. The plan shall utilize the best available technology ~~as determined by the Building Official for effectuating odor reductions~~reducing odors consistent with industry standards. If the structure is then built, the noxious odor abatement plan ~~will~~shall be implemented ~~substantially~~ as proposed.

Section 105.8 entitled "Unused Building Materials," is added and reads as follows:

Section 105.8 Unused Building Materials: When a permit becomes invalid or is voided for any reason, all building materials not stored within a building or permanent structure shall be removed from the job site.

Section 107.3.1 entitled "Approval of Construction Documents," is ~~modified~~amended to read as follows:

Section 107.3.1 Approval of Construction Documents: ~~One duplicate set of the~~ A complete set of the approved plans shall be kept at the job site at all times, and immediately available to the Building Official or a duly authorized representative at all ~~reasonable~~ times.

Section 107.3.4 entitled "Design Professional in Responsible Charge" is modified to read as follows:

Section 107.3.4 Design Professional in Responsible Charge: ~~When it is required that documents be prepared by a registered design professional, the architect of record shall be the registered design professional in responsible charge unless the owner proposes a different registered design professional in writing and the building official approves this designee. If the registered design professional in responsible charge is unable to continue to perform the duties or if the owner wishes to change the designated design professional in responsible charge, the owner must request in writing that a new registered design professional be designated as the registered design professional in responsible charge and the building official must approve the request.~~

Section 107.6 entitled "Exterior Storage of Construction Materials," is added and reads as follows:

Section 107.6 Exterior Storage of Construction Materials: ~~The exterior storage of construction materials shall not be allowed beyond 120 days from the date of permit issuance for projects with an estimated cost of construction of less than \$50,000.00 which are located within a residential zoning district, unless a temporary storage permit has been issued by the Building Official. (Refer to Chapter 14 of the Urbana Code of Ordinances for the applicable fee.)~~

~~The Building Official may issue a temporary storage permit for 30-day intervals, not to exceed 180 days for any project. The exterior storage of construction materials authorized by any such temporary storage permit shall be subject to the requirements for location, visual screening, and weather protection as established by the authority having jurisdiction.~~

~~**EXCEPTION:** Materials which are stored within a structure and which are not visible from the exterior thereof, nor exposed to weathering as determined by the Building Official.~~

Section 107.7 entitled "Exterior Weather Resistance," is added and reads as follows:

Section 107.7 Exterior Weather Resistance: ~~The exterior of all structures for which a building permit has been issued must comply with the provisions of Section 302.1 of the 2009 International Property Maintenance Code, as adopted by the City of Urbana, within ten months of the issuance of said building permit.~~

~~**EXCEPTION:** The compliance time frame of this section may be extended for cause by the Building Official for projects of unusual complexity or size. All such extensions must be made in writing and be made part of the active file for the project.~~

~~The provisions of this Ordinance shall apply not only to all newly issued building permits, but also to any building permits previously issued.~~

Section 109.2 entitled "Schedule of Permit Fees," is ~~modified~~amended to read as follows:

Formatted: Indent: Left: 0.5"

Section 109.2 Schedule of Permit Fees: ~~Where a permit is required, a fee for each permit shall be paid as required, in accordance with the Schedule of Fees as established in~~ The fees for plan examination, building permits, demolition permits, moving permits, signs, and all other types of permits shall be prescribed in the License and Permit Ordinance, referenced as Chapter 14 in the City of Urbana Code of Ordinances.

Section 109.6 entitled "Refunds" is deleted.

Section 111.2 entitled "Certificate Issued," is modified as follows:

Section 111.2 Certificate Issued: ~~After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Division of Building Safety, the Building Official shall issue a Certificate of Occupancy.~~

Section 113.4 entitled, "Means of Appeals," is added and reads as follows:

Section 113.4 Means of Appeal: ~~Any person shall have the right to appeal to the Building Safety Code Board of Appeals from a decision of the Building Official refusing to grant a modification to the provisions of this Code covering the manner of construction or materials to be used in the erection, alteration, or repair of a building or structure. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent form of construction can be used.~~

Commented [HN2]: See 113.2

Section 113.3.1 entitled "Membership of the Building Safety Code Board of Appeals" is added and reads as follows:

Section 113.3.1 Membership of the Building Safety Code Board of Appeals: The Building Safety Code Board of Appeals shall be comprised ~~as follows~~ of 5 members, including at least: one licensed electrician or electrical engineer; one licensed plumber or mechanical engineer; one architect; ~~and~~ one building contractor; ~~and one attorney~~. The members shall be appointed by the Mayor, with approval of the City Council, for a term of five years, with the initial terms staggered.

Section 113.3.2 entitled "Alternate Members" is added and reads as follows:

Section 113.3.2 Alternate Members: In addition to the members herein referred to, the Mayor shall initially appoint two alternate members ~~and approved of the City Council subject to confirmation of the corporate authorities~~. Such alternate members shall serve on the Board with the same powers and privileges as regular members when present at a meeting of the Board in place of an absent regular member. The alternate members so appointed shall serve for a term of ~~three~~ five years. There are no ~~special-specific~~ trade requirements for ~~membership of~~ alternate ~~members~~.

Section 113.~~3.35.2~~ entitled "Chair of Board and Board Rules" is added and reads as follows:

Section 113.~~3.35.2~~ Chair of Board and Board Rules: The Mayor shall appoint one of its members to serve as Chair, and the Building Official shall keep a detailed record of all proceedings on file in the Building Safety Division. The Board shall enact rules and by-laws under which it shall operate. The Board shall elect a temporary chair in the absence of the appointed chair.

Section 113.~~5.33.4~~ entitled "Disqualification of Member" is added and reads as follows:

Section 113.~~5.33.4~~ Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional, or financial interest.

Section 113.5 entitled "Codes That May Be Appealed" is added and reads as follows:

Section 113.5 Codes That May Be Appealed: Appeals involving the following codes (and other Codes incorporated therein) shall be made to the Building Safety Code Board of Appeals:

- 2021 International Building Code
- 2021 International Existing Building Code
- 2021 International Residential Code
- 2021 International Mechanical Code
- 2021 International Fire Prevention Code
- 2021 International Plumbing Code
- 2021 International Fuel Gas Code
- 2021 International Property Maintenance Code
- 2020 National Electrical Code

Section 113.5.1 entitled "Time Limit for Appeals" is added and reads as follows:

Section 113.5.1 Time Limit for Appeals: An appeal of a legal notice or order by a Building Official or the Fire Official must be made within 15 days of receipt of such notice.

Section 113.6 entitled "Notice of Meeting" is added and reads as follows:

Section 113.6 Notice of Meeting: The Board shall meet upon notice of the Chair or the Building Official within 20 working days of filing of an appeal or at stated periodic meetings if arranged by the volume of work.

Section 113.7 entitled "Open Meetings" is added and reads as follows:

Section 113.7 Open Meetings: All hearings shall be open to the public. The appellant, the appellant's representative, the Official of the jurisdiction, and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard at the meeting in which the appeal is heard.

~~Section 113.8 entitled "Board Decision" is added and reads as follows:~~

~~**Section 113.8 Board Decision:** The Board shall modify or reverse the decision of the Building Official by a majority vote of those members present. The decision of the Board shall be by formal motion. Copies shall be furnished to the appellant and to the Building Official.~~

Commented [HN3]: See 113.4

Section 114.4 entitled "Violation Penalties," is ~~modified~~amended as follows:

Section 114.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10(k) of the City of Urbana Code of Ordinances ~~of the City of Urbana~~. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section 115.~~43~~ entitled "~~Unlawful Continuance~~Failure to comply," is ~~modified~~amended to read as follows:

Section 115.~~34~~ Unlawful ContinuanceFailure to Comply: Any person who shall continue any work in or about the structure 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 subject to the penalties as prescribed in Section 114.4.

Section 116.4 entitled "Method of Service," is ~~modified~~amended to read as follows:

Section 116.4 Method of Service: ~~The unsafe~~Such notice shall be deemed properly served ~~upon such owner if where a copy thereof is served in accordance with one of the following methods:~~

- (1) A copy thereof is delivered to the owner personally.
- (2) A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
- (3) A copy thereof is posted in a conspicuous place on the premises where the violation exists.

Formatted: Font: 10 pt

Formatted: Font: 10 pt

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing and posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 502.1 entitled "Definitions," is modified to read as follows:

~~Grade Plane: A reference plane representing the average of finished ground level adjoining the building at all exterior walls without the exemption of any areas used for loading docks, driveways, ramps, or stairs. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line. Where the lot line is less than 15 feet from the building, the site may not be filled so as to raise the grade plane for the purposes of classifying a level as a story below grade.~~

Section 907.9 entitled "Acceptance Testing," is added and reads as follows:

Section 907.9 Acceptance Testing: All fire protection systems shall be tested in the presence of and shall be approved by the Building Official and the Fire Official (or their authorized agents). Where supervision of a system is required, no more than 90 seconds shall elapse between the time that a fire protection system device activates and notification is received by the local fire dispatching jurisdiction.

Section 907.10 entitled "Notification to the Fire Department," is added and reads as follows:

Section 907.10 Notification to the Fire Department: ~~No fire protection system may be disconnected or shut off without approval from the Fire Official. Where a supervised system transmits a "trouble" signal (as opposed to an alarm signal in a fire situation) the receiving station or agency shall notify the Fire Official immediately and shall then notify the owner of the system. It is intended here that the Fire Department be notified when a fire alarm system is not working properly, or is in trouble, but not that the fire department dispatch vehicles or notify the owner.~~

Section [F] 909.3 Special inspection and test requirements is deleted.

Section [F] 909.18.8 Special inspections for smoke control are deleted in its entirety.

Section 1007 Accessible Means of Egress is deleted in its entirety.

Section 1012.6 entitled "Handrail Extensions" is modified~~amended~~ to read as follows:

Section 1016.6 Handrail Extensions: ~~Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser and then extend horizontally at least 12 inches.~~

Chapter 11 entitled "**Accessibility**" is substituted with the following:

Section 1101.1 Scope: ~~The provisions of this Chapter shall control the design and construction of facilities for accessibility to physically disabled persons.~~

Section 1102.1 entitled "Design" is amended to read as follows:

Section 1101.2.12 Design: Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, the CURRENT ADA Standards for Accessible Design and the Where applicable, all buildings or structures, shall comply with the State of Illinois Environmental Barriers Act of 1985 and the CURRENT State of Illinois Accessibility Code.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Section 1101.2.1 Covered Multifamily Buildings: In buildings or portions thereof of use group R-2, containing four or more dwelling units, all such dwelling units in buildings with an elevator, or the ground floor dwelling units in other buildings (of the R-2 group and four or more dwelling units without an elevator) shall be designed and constructed in such a manner that:

- (A) At least one accessible entrance on an accessible route is provided to each such building;
- (B) The public and common use portions of such buildings are readily accessible to and useable by individuals with disabilities;
- (C) All buildings subject to these requirements shall have a minimum of ten percent (10%) of the total number of dwelling units therein, but not less than two units, located on the ground floor level;
- (D) All doors that allow passage into and within all such buildings and into and within all dwelling units subject to these requirements are sufficiently wide to allow passage by persons with disabilities who use wheel chairs;
- (E) The adaptable dwelling units shall be proportionately distributed throughout all types of units and locations. The adaptable units within a building shall provide comparable area and number of rooms and shall provide the same design elements.
- (F) When the accessible floor level contains parking spaces within the building perimeter adjacent to the dwelling units, the following requirements shall apply:
 - 1.) The common walls between the parking area and the dwelling units shall have a sound transmission rating of not less than 55 for airborne noise when tested in accordance with ASTM E90. EXCEPTION: Designs that incorporate an access corridor between the dwelling unit and the parking area separation wall shall have a sound transmission rating of not less than 45 for the dwelling unit wall.
 - 2.) The accessible route to the adaptable dwelling units shall provide the same weather protection characteristics of the route to other dwelling units.
 - 3.) All design elements provided to the non-adaptable dwelling units shall also be provided to the adaptable dwelling units.
 - 4.) Adaptable dwelling units shall be placed in a manner that will locate a minimum of two units together.
 - 5.) Doors from the dwelling unit shall not be permitted to open directly into the parking area.
- (G) All dwelling units subject to these requirements shall contain the following features of adaptable design:
 - 1.) An accessible route into and through the dwelling unit;
 - 2.) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
 - 3.) Reinforcement in bathroom walls to allow later installation of grab bars around the toilet, tub shower stall, and shower seat, where such facilities are provided and;
 - 4.) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Section 1101.2.2 "Referenced Standards and Guidelines" The elements specified in Section 1101.2.1 shall comply with the Illinois Accessibility Code, (Section 400.360 Requirements for Adaptable Dwelling Units.

Section 1211 entitled "Security Standards for Residential Structures is added and reads as follows:

Section 1211.0 Security Standards for Residential Structures

Section 1211.1 Where Required: All buildings of Use Group R-1, R-2, R-3, and R-4 shall comply with the requirements of this Section as defined in 1211.1.1 through 1211.1.3.

Section 1211.1.1: All new buildings constructed after the effective date of this Ordinance.

Section 1211.1.2: All buildings constructed after the effective date of Ordinance No. 7677-13 (previous Urbana Security Ordinance).

Section 1211.1.3: All existing buildings which are altered or remodeled, as required in Section 3403 of this Code and/or where required by the International Property Maintenance Code, as modified.

Section 1211.2 Definitions: Exterior shall mean that portion of a building or structure that provides access from the outside of the building or structure, or a part thereof. Exterior includes but is not limited to those portions of individual dwelling units constructed in a common building or structure which are accessible to persons not residing within that particular dwelling unit. This definition also includes doors leading from garage areas into various residential dwellings. For the purposes of this Section, only boarding houses, rooming houses, and dormitories shall be considered one dwelling unit.

Section 1211.3 Exterior Swinging Doors: All exterior swinging doors to individual dwelling units shall swing inward, wherever practical, and shall comply with Sections 1211.3.1 through 1211.6. In all cases, doors shall comply with door swing, hardware requirements, fire ratings, etc. as indicated in other Sections of this Code.

Section 1211.3.1 Wood Doors: Wood doors shall be of solid core wood construction with a minimum thickness of one and three quarter (1-3/4) inches.

Section 1211.3.2 Metal Doors: Metal doors shall have a minimum thickness of one and three quarters (1-3/4) inches, and shall be reinforced for security hardware, where required by this Section, and recommended by ANSI A151.1 - 1980 or other approved nationally recognized standards.

Section 1211.3.3 Multiple Doors: Where pairs of doors are used they shall comply with the requirements of this Section. Inactive leafs shall be equipped with flush or surface bolts, protected by hardened material with a minimum throw of three quarters (3/4) inch at the head and foot of the door. Active leafs shall be equipped with hardware as required in Section 1211.5. Alternative means of securing multiple door installations may be used when approved by the Building Official where equal security and safety is provided.

Section 1211.4 Frames: The exterior jambs shall be reinforced at the point where the lock(s) engage(s) the jamb.

Section 1211.4.1 Strike Plates: Strike plates shall be firmly secured with a minimum of two screws having a minimum length of two and one half (2-1/2) inches each. Screws shall penetrate framing members behind the jamb. In other than wood construction, the manufacturer's recommendations shall be followed.

Section 1211.5 Hardware: Except where provided in this Section, all doors shall be secured with a single cylinder deadbolt with a minimum one inch throw which penetrates the strike not less than three quarters (3/4) inches:

- A. _____ Deadbolts shall be case hardened material.
- B. _____ Cylinders shall be designed or protected so that they cannot be gripped by pliers or other wrenching devices.

C. ~~Deadbolt locks shall be openable from the inside without the use of a key or special knowledge, (double-cylinder deadbolts are not permitted), and parts thereof shall not bear any numbers or letters which may reveal a combination from which a key or similar controlling device could be fashioned and which could deactivate the locking device.~~

Section 1211.5.1 Hinges: ~~In situations where outward swinging doors are used, or where the hinge pin is located where such can be removed to gain entrance, safety hinge studs or non-removable pins shall be used.~~

Section 1211.5.2 View Finders: ~~Where observation is not otherwise possible, the main entrance to each individual dwelling unit shall be provided with a peephole or view finder to be located not less than four and one-half (4-1/2) feet or more than five (5) feet above the floor.~~

EXCEPTION: ~~Buildings of Use Group R-1.~~

Section 1211.6 Glazing: ~~In other than Use Groups R-3 and R-4, glazing located within 36 inches of the locking mechanism shall be:~~

A. ~~Glazing of an unbreakable material.~~

B. ~~Protected on the inside with grill work, designed to prevent deactivation of the lock by reaching in.~~

Section 1211.7 Exterior Patio Type or Sliding Doors and Locking Hardware: ~~All patio type or sliding doors opening onto patios or balconies which are two stories above ground level or less or which are otherwise accessible from the outside shall comply with the following requirements:~~

Section 1211.7.1: ~~Patio type or sliding doors shall not be used or installed as exterior doors to the main entrance of any individual dwelling unit.~~

Section 1211.7.2: ~~All single sliding patio doors shall have the movable section of the door sliding on the inside of the fixed portion of the door, except as provided in Subsection 1211.7.5 of this Section.~~

Section 1211.7.3: ~~Deadbolt locks shall be provided on all single patio doors. If the lock is operable from the outside, it shall be activated by a key utilizing a cylinder or pin tumbler construction. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel inserts and shall be capable of withstanding a force of 300 pounds applied in any direction. The lock bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The strike area shall be reinforced to maintain effectiveness of bolt strength.~~

Section 1211.7.4: ~~Double sliding patio doors must be locked at the meeting rail and meet the locking requirements of Section 1211.7.3.~~

Section 1211.7.5: ~~Alternate methods for securing doors with movable sections of the door sliding on the outside of the fixed portion of the door must be approved by the Building Official.~~

Section 1211.8 Keys: ~~A tenant's key shall activate the locking device to no more than one individual dwelling unit.~~

Section 1211.9 Garages and Parking Facilities: ~~Doors accessing parking areas or garages located in or under buildings of Use Group R shall comply with all requirements of this section.~~

Section 1211.9.1 Use Group R-3 and R-4: ~~Buildings of Use Group R-3 and R-4 shall not have doors accessing garage areas from the residential areas unless such doors comply with the requirements of this Section.~~

Section 1211.9.1.1 Garage Doors: ~~Any garage door in any one- or two-family dwelling, whether it be overhead, roller-type, swing, or sliding, shall be so equipped that it is capable of being locked. Specific~~

Formatted: Indent: Left: 0.5"

locking devices to be employed shall be of one or more of the following types: throwbolt or flushbolt; deadbolt; cylinder-type lock; padlock and hasp; or an electronic power-operated mechanism with automatic locking capabilities. When a garage door provides the only access to the exterior from the garage, the above locking device must be openable from the inside without the use of keys.

Section 1211.10 Exterior Windows: All exterior windows located less than 12 feet above grade, or any other accessible exterior level shall comply with the following requirements:

Section 1211.10.1 Window Construction: Windows shall be so constructed that they cannot be lifted from their frames when locked and shall be equipped with a locking device capable of withstanding reasonable force when fully engaged.

Section 1211.10.2 Louvered Windows: Louvered windows with removable glass or windows which can be manually maneuvered from the exterior shall not be permitted.

Section 1211.11: The address and exterior door(s) of all dwelling units shall be capable of being adequately illuminated.

Section 1211.11.1: Buildings of Use Group R-1 and R-2 shall provide such illumination at all times. Switches shall not be permitted except by timer or light sensing devices which are designed to operate when daylight fails. All bulbs shall be protected with break resistant or vandal proof covers, and where exposed to the elements, a weatherproof cover.

Section 1212.0 entitled "Carbon Monoxide Detectors" is added and reads as follows:

1212.0 Carbon Monoxide Detectors:

Commented [HN4]: Now covered in Section 915.

1. Every dwelling unit shall be equipped with at least one approved carbon monoxide detector alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may 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 relating 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 may be either battery powered, plug-in with battery backup, or wired into the structure's AC power line with secondary battery back-up.

EXCEPTIONS: The following residential units shall not require carbon monoxide detectors:

1. A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water, is not connected in any way to a garage, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Official, to receive carbon monoxide from that source.
2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Official.

Section 1301.1.1 entitled "Criteria" is ~~modified~~amended as follows:

Formatted: Highlight

Section 1301.1.1 Criteria: Buildings shall be designed and constructed in accordance with the CURRENT International Energy Conservation Code as adopted by the State of Illinois Energy Code.

Section 1806.1.1 entitled "Maximum Assumed Soil Bearing Capacity," is added and reads as follows:

Section 1806.1.1 Maximum Assumed Soil Bearing Capacity: ~~The maximum allowable design soil bearing pressure permitted without supportive soil tests shall be 1500 pounds per square foot.~~

Section 1809.5.1.2.1.4 entitled "Frost Line," is ~~added~~ amended and reads as follows:

Section 1809.5.1.2.1.4 Frost Line: The minimum ~~design~~ frost line depth design shall be 32 inches below grade.

Section 2701.1 entitled "Scope" is modified as follows:

Section 2701.1 Scope: ~~This Chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the National Electrical Code as adopted by the City of Urbana.~~

Section 2702.1 entitled "Installation" is modified as follows:

Section 2702.1 Installation: ~~Emergency and standby power systems shall be installed in accordance with the 2002 National Electrical Code, NFPA 110 and NFPA 111.~~

Section 3001.5 entitled "Periodic Tests," is added and reads as follows:

Section 3001.5 Periodic Tests: ~~Periodic tests shall be required on all new and existing power elevators. Periodic tests shall be made by an approved agency at the expense and responsibility of the owner. A detailed report of the tests shall be submitted to the Building Official on approved forms not more than 30 days following the completion of the tests.~~

Section 3001.5.1 Periodic Test Intervals: ~~Periodic tests shall be made at intervals not exceeding those set forth in ASME A17.1 listed in Chapter 35 Referenced Standards. Additional or more frequent tests or inspections may be required by the Building Official.~~

Section 3001.6 entitled "Annual Operating Permit," is added and reads as follows:

Section 3001.6.1 General: ~~The operation of all equipment governed by the provisions of this article and hereafter installed, relocated, or altered shall be unlawful by persons other than the installer thereof until such equipment has been inspected and tested as herein required and an operating permit has been issued by the Building Official.~~

Section 3001.6.2 Limited Certificate of Operation: ~~The Building Official may issue a limited certificate of operation for any equipment covered by this article, which is hereafter being installed, relocated, or altered, to permit its limited use by the person designated therein during the period of such installation, relocation, or alteration. Such certificate shall be signed by the Building Official, shall bear the dates of issue, renewal, and expiration, and shall designate the class of service allowed.~~

Section 3001.6.3 Tests and Minimum Safeguards Required: ~~A limited certificate shall not be issued for an elevator until such elevator has satisfactorily passed tests for rated load, car and counterweight safety, and terminal stopping devices. Permanent or temporary guards and enclosures shall be installed on the car, around the hoistway, and at the landing entrances. Equipment other than elevators shall be tested and protectives provided as deemed necessary by the Building Official to insure safe operation for the limited service specified.~~

Section 3001.6.4 Special Conditions: ~~Automatic and continuous-pressure operation elevators shall not be placed in temporary operation from the landing push-buttons unless the door locking device and interlocks required by ASME A17.1 listed in Appendix A are installed and operative. When the car can be~~

operated only from the inside, landing entrance guards shall be provided with locks that can be released from the hoistway side only.

Section 3001.6.5 Operating Permit, Issuance: Annual operating permits shall be issued by the Building Official, for each unit of equipment, existing or new, referenced by this Section, upon receipt of the testing as required in Section 3001.5 and the prescribed fee as described in Chapter 14 (Licenses and Permits) in the Code of Ordinances of the City of Urbana.

~~EXCEPTION:~~ Manlifts, industrial lifts, loading ramps, automotive lifts, and conveyors.

Section 3001.6.6 Expiration of the Operating Permit: Operating permits for all new and existing equipment shall expire at the end of each fiscal year of the City of Urbana, and may be renewed only upon submittal of the annual test reports as required in Section 2602.3 and submittal of the fees as described in Chapter 14 of the Code of Ordinances of the City of Urbana.

Section 3001.6.7 Posting Operating Permit: The owner or lessee shall post the last issued operating permit in a conspicuous place available to the Building Official.

Section 3103.3 entitled "Location," is ~~modified~~amended to read as follows:

Section 3103.3 Location: ~~Tents and air-supported~~Temporary structures shall be located with an accessible unoccupied open space around the perimeter having a minimum width of 30 feet from any and all other buildings or structures.

Chapter 32 — Encroachments into the Public Right-of-Way is substituted with the following:

Chapter 32 Encroachments into the Public Right-of-Way

Section 3201 General.

Section 3201.1 Scope: The provisions of this Chapter shall govern the encroachment of structures into the public right-of-way.

Section 3201.5 entitled "Approval," is added and reads as follows:

Section 3201.5 Approval: Any encroachment into the public right-of-way must be approved by the City Engineer or designee.

~~Section 3303.7 entitled "Permits for Demolition," is added and reads as follows:~~

Section 3303.7 Permits for Demolition: No building or structure shall be demolished or removed without obtaining a demolition permit. Applications for demolition permits shall be in a form approved by the Building Official and shall include the estimated time necessary to complete the demolition. The estimated time necessary to complete the demolition may be set by the Building Official in emergency situations as prescribed in Section 115 of this Code. The estimated time for completion shall not exceed 90 days from date of application. Failure to complete the work within 90 days may be deemed a violation of the Building Code and may be subject to the penalties therein. Extensions of the time period, by an additional 30 days may be granted for cause by the Building Official upon a request for such in writing from the permit holder. Fees shall be paid as prescribed in Section 108. The Building Official may waive the permit requirements for demolition of accessory structures where no foundation exists to be removed and no grading is required.

Formatted: Indent: Left: 0.5"

Commented [HN5]: Permitting requirement is stated in 105.1

Section 3303.8 entitled "Contractors Bond," is added and reads as follows:

Section 3303.8 Contractors Bond: All contractors or other persons proposing to do work requiring a demolition permit from the City of Urbana shall be subject to the requirements of Article I, Section 5.4 of this Ordinance.

Contractors posting surety bonds on city contracts shall not be required to post any additional contractor bond, provided that such bond provides comparable coverage for the work undertaken.

Section 3303.9 entitled "~~General~~ Requirements for Demolition," is added and reads as follows:

Section 3303.9 General Requirements for Demolition: All demolition work shall be carried out ~~in accordance with the requirements of Chapter 33 (safeguards during construction) of this Code and in~~ accordance with the following specifications:

- A. All non-common foundation walls and other below grade structures shall be completely demolished and removed. All materials shall be removed from basement or cellar activities and concrete floors shall be broken up and removed. All putrescible materials shall be removed.
- B. Backfilling: ~~Masonry rubble not exceeding twelve (12) inches in the greater dimension may be used as backfill, however, such masonry rubble may not exceed 35% of the total backfill material. No other~~ demolition materials, wood, frozen materials, or putrescibles may be used for backfill.
- C. Finish grading: After backfilling the contractor shall finish grade the site. Finish grading shall be mounded approximately twelve (12) inches above existing grade in the center of the excavation

Exception: The excavation abuts an existing building. Finish grading shall then be designed to prevent the ponding of water.
- D. Dust control: During demolition work the contractor shall take reasonable steps to eliminate dust. Any water spraying, etc. shall be at the contractor's expense.

Section 3303.10 entitled "Abandoned Driveways," is added and reads as follows:

Section 3303.10 Abandoned Driveways: All abandoned drive accesses and curb cuts to the property must be removed and/or effectively closed to prevent illegal parking on the city right-of-way and/or the vacant lot. A right-of-way permit is required for work in the right-of-way.

Case #1: Abandoned drives from streets with curb and gutters; drive must be removed and curb and gutter installed.

Case #2: Abandoned drives from streets without curb and gutters; drive must be removed; appropriate barrier installed, and grass re-established in the former drive access area.

Case #3: The City Engineer may waive removal of a drive to a vacant lot, approval must be obtained in writing and provided to the Division of Building Safety.

Section 3303.11 entitled "Utilities," is added and reads as follows:

Section 3303.11 Utilities: Prior to the demolition of any structure, arrangements shall be made for the disconnection and/or retirement of all utilities. All sanitary and storm sewers shall be disconnected and plugged in accordance with the standards as determined by the Plumbing Official and the Urbana Engineering Division.

~~Section 3310.1 entitled "Stairways Required" is modified as follows:~~

~~**Section 3310.1 Stairways Required:** When a building has been constructed to a greater height than 35 feet or two stories, or when an existing building exceeding 35 feet in height is altered, at least one~~

~~temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.~~

~~Section 3410.2 entitled "Permits," is added and reads as follows:~~

~~**Section 3410.2 Permits:** No work shall be performed without first obtaining the necessary permits including building, demolition, moving, plumbing, electrical, HVAC, and right-of-way permits.~~

~~Section 3410.3 entitled "Moving Permits," is added and reads as follows:~~

~~**Section 3410.3 Moving Permits:** No building or accessory structure shall be moved through or over any street in the city, or from one lot to any other lot in the city without first obtaining a moving permit. The Director of Public Works may waive the moving permit and fee requirements for the moving of small accessory structures which will not interfere with traffic and which will not otherwise affect public property.~~

~~Section 3410.4 entitled "Demolition Permit and Building Permit Required," is added and reads as follows:~~

~~**Section 3410.4 Demolition Permit and Building Permit Required:** No moving permit shall be issued until such time as a demolition permit has been issued, per the requirements of Section 3303.7 of this Code, for buildings to be moved from a location within the jurisdiction of the City of Urbana and no moving permit shall be issued until such time as a building permit has been issued, per the requirements of this Code for a building to be relocated onto a site located within the jurisdiction of the City of Urbana.~~

~~Section 3410.5 entitled "Application for Moving Permit," is added and reads as follows:~~

~~**Section 3410.5 Application for Moving Permit:** Application for a moving permit shall be made as follows:~~

~~A. Application shall be made to the Building Official for buildings or structures to be moved from one property to another without crossing any street, alley, or public right-of-way. The moving permit may be issued as a part of the building permit for the project. The Building Official may issue a permit based upon the completed application and a determination that the proposed timing and duration of the move shall not unduly interfere with public safety and convenience. The application for the moving permit shall be made in conjunction with the application for the building permit and shall include the following:~~

- ~~1. An estimate of the number of days which will be required for the move. Such estimate shall not exceed the time reasonably necessary to move said building.~~
- ~~2. Written permission from the property owners of any property to be crossed which are not owned by the applicant.~~
- ~~3. A statement from the Building Official indicating that the building or structure has been inspected and is capable of complying with Urbana Property Maintenance Codes.~~
- ~~4. A copy of an application for a demolition permit.~~
- ~~5. The permit fees as required in Section 108.~~

~~B. Application shall be made to the Director of Public Works for any building or structure to be moved on or across any street, alley, or public right-of-way. The Director of Public Works may issue a permit based upon the application and a determination that the proposed timing, duration, and route of the building move shall not unduly interfere with the public safety and convenience, and will not unreasonably expose public or private property to damage from the building movement activity. Such application shall be made on a form approved by the Director of Public Works and shall include:~~

- ~~1. A detailed description of the proposed work, including dimensions of the building and the street widths including bridge and tunnel dimensions.~~

2. The number of days during which the building shall occupy any portion of the street, sidewalk, park, or other public place.
3. An estimate of the weight of the building.
4. A statement from public utilities that arrangements have been made for the temporary relocation and/or repair of such utility where interference is necessary for relocation of the building.
5. Every person applying for a permit under this Section shall submit with the application a bond with at least two sureties thereon to be approved by the City Attorney, conditioned upon the compliance by the applicant with all the provisions of this Section, including the payment for repair of all damages to public property or public improvements which damages may arise out of the moving of such building and conditioned upon the person applying for a permit removing any debris which falls on the public right-of-way as a result of the structure being moved.
6. A copy of the demolition permit and/or the building permit as required in Section 106.3.
7. A copy of any permit required for moving a building or structure on or across a State of Illinois right-of-way.
8. A statement from the Building Official indicating that the building or structure has been inspected and is capable of complying with Urbana codes.
9. The required moving permit fees as prescribed in Chapter 14 (licenses and permits) in the Urbana Code of Ordinances.
10. An inventory of route conflicts with trees and municipal facilities by street address.
11. When the route crosses a bridge or tunnel, a registered Structural Engineer must provide a structural analysis of these structures at the applicant's expense.
12. The applicant may be required to enlist the services of a professional tree trimmer that is approved by the City of Urbana.
13. The applicant for the moving permit shall provide a list of the last known tax payers of record as reflected in the Champaign County records of all property adjacent to or within 250 feet in each direction of the property to which the structure or building is to be relocated. The measurement of all public roads, streets, alleys, and other public right-of-ways shall be excluded in determining the 250 foot requirement. Notice of said moving permit application shall be mailed first class to property owners adjacent or within 250 feet, by the Public Works Director, at least seven working days prior to the stated move date. Said notice shall provide the date the move is to occur and a date, time, and place at which the Urbana City Council shall hear the moving permit request if a meeting is scheduled or special meeting arranged.

C. The Urbana City Council at a regular City Council meeting, Committee meeting of the whole, or Special Council meeting shall review, within ten working days of completed application submission, the moving permit request and approve or disapprove said permit by motion and simple majority vote of those present. In the event a regular City Council meeting or Committee meeting of the whole is not scheduled within ten days of the date of completed application submission, the Mayor and Council will be notified pursuant Section 2-25(b) of Urbana City Code of a special meeting. In the event a regularly scheduled Committee meeting or Council meeting does not occur within the ten day period and a quorum of the Council cannot agree to a special meeting date within three working days of the application, the permit shall be automatically issued on the tenth day.

Section 3410.5.1 entitled "Conflicts with Municipal Facilities," is added and reads as follows:

Section 3410.5.1 Conflicts with Municipal Facilities: In addition to any required fees, the applicant for a moving permit shall be responsible for the cost(s) involved in any conflict with city facilities which requires temporary relocation, such as the relocation of street signs, light poles, traffic signals, tree trimming, etc., and the applicant shall be responsible for the cost of any traffic control which is provided by the City. The cost for such shall be determined by the Public Works and Police Departments of the City of Urbana, Illinois.

Commented [HN6]: This section was removed and replaced with the International Existing Building Code.

~~Section 3411 entitled "Accessibility for Existing Buildings" is deleted.~~

~~Appendix A entitled "Employee Qualifications" is deleted.~~

~~Appendix B entitled "Board of Appeals" is deleted.~~

~~Appendix E entitled "Supplementary Accessibility Requirements" is deleted.~~

Appendix H entitled "Signs," is ADOPTED modified and reads as follows:

Section H101 Scope: ~~The provisions of this Article shall govern the construction, alteration, repair, and maintenance of all signs together with their appurtenant and auxiliary devices in respect to structural and fire safety.~~

Section H101.2 entitled "Signs exempt from permits," is deleted and replaced with "Sign Permits" as follows:

Section H101.2 Zoning Ordinance Sign Permits: All signs shall comply with the CURRENT Zoning Ordinance.

Section H103 Plans, Specifications, and Permits:

Section H105.1.14 Owner's Consent: ~~Before any permit is granted for the erection of a sign, plans and specifications shall be filed with the Building Official showing the dimensions, materials, and required details of construction, including loads, stresses, and anchorage. The applications shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.~~

Section H105.2 entitled "Permits, drawings and specifications," amended as follows:

Section H105.2 Permits, drawings and specifications: Construction documents shall be required for sign permits. These documents shall show the dimensions, material and required details of construction, including loads, stresses and anchors.

Section H105 New Signs: ~~A new sign shall not hereafter be erected, constructed, altered, or maintained except as herein provided, and until after a permit has been issued by the Building Official.~~

Section H105.76 Alterations: A sign shall not be enlarged or relocated except in conformity to the provisions of this Article code for new signs, nor until a proper permit has been secured. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an alteration, provided the conditions of the original approval and the requirements of this Article CURRENT Zoning Ordinance are not violated.

Section H107 Unsafe and Unlawful Signs:

Section H107.1 Unlawful Signs: ~~The location or positioning of signs listed in the following Sections shall be considered unlawful.~~

Section H107.1.1 Egress Obstructions: ~~A sign shall not be erected, constructed, or maintained so as to obstruct any fire escape, means of egress, window or door opening used as an element of a means of egress or to prevent free passage from one part of a roof to another part thereof or access thereto as required by the provisions of Article 8 or for the fire fighting forces having jurisdiction.~~

Section H107.1.2 Obstruction to Ventilation: ~~A sign shall not be attached in any form, shape, or manner which will interfere with any opening required for ventilation by Article 7; except that such signs may be erected in front of and may cover transom windows when not in violation of the provisions of this code.~~

Section H105.8 entitled "Inspections," is added and reads as follows:

Section H105.8 Inspections: Every sign shall be subject to the inspection and approval of the Building Official.

Section H105.8.1 Unsafe and Unlawful Signs: When any sign becomes insecure, in danger of falling, or otherwise unsafe, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this code, the owner thereof or the person or firm maintaining same shall upon written notice of the Building Official, forthwith in the case of immediate danger and in any case within not more than ten days, make such sign conform to the provisions of this article or shall remove it. If within ten days the order is not complied with, the Building Official may remove such sign at the expense of the owner or lessee thereof as provided in Section 115.

Section H105.8.29 Removal: The Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this article.

Section H105.8.340 Maintenance: All signs, ~~for which a permit is required, together with all~~ their supports, braces, guys, and anchors, shall be kept in repair in accordance with the provisions of this Appendix and Chapter 1. When not galvanized or constructed of approved corrosion-resistant noncombustible materials, signs shall be painted when necessary to prevent corrosion.

~~**Section H111 Housekeeping:** It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary, and healthful condition.~~

~~**Section H112 Inspection:** Every sign shall be subject to the inspection and approval of the Building Official.~~

Section H113 General Requirements for All Signs

~~**Section H113.1 Construction:** All signs shall be designed and constructed in conformance with the provisions for materials, loads, and stresses of this Code and the requirements of this Article.~~

~~**Section H113.2 Design Loads:** Loads listed in Chapter 16 shall be the minimum for the design of signs.~~

~~**Section H113.2.1 Wind:** All signs shall be designed and constructed to withstand wind pressure as provided in Section 1609.~~

~~**Section H113.2.2 Earthquake:** Signs adequately designed to withstand wind pressures shall generally be considered capable of withstanding earthquake shocks, except as provided in Section 1614.5.~~

~~**Section H113.3 Illumination:** A sign shall not be illuminated by other than electrical means and electrical devices and wiring shall be installed in accordance with the requirements of NFPA 70 listed in~~

~~Appendix A. Any open spark or flame shall not be used for display purposes unless specifically approved by the Building Official.~~

~~**Section H113.4 Ornamental Features:** Wood or approved plastic as provided in Chapter 26 or other materials of combustible characteristics similar to wood when used for moldings, cappings, nailing, blocks, letters, and latticing shall comply with the provisions of this Code and shall not be used for other ornamental features of signs, unless approved.~~

Appendix I – Patio Covers is adopted **ADOPTED** in its entirety as part of this code.

Section I104.2 entitled footings is modified to read as follows:

Section 1104.2 Footings: Where designed by an architect or structural engineer to allow for frost heave movement, patio covers may be supported on concrete slabs a minimum of 3½ inch thick.

~~Appendix I — Patio Covers is adopted in its entirety as part of this code.~~

Secs. 5-24 - 5-30. Reserved.

ARTICLE IV RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS

Sec. 5-31. Adoption of the ~~2009~~2021 Edition of the International Residential Code for One- and Two-Family Dwellings. The ~~2009~~2021 edition of the International Residential Code for One- and Two-Family Dwellings as promulgated and published by the International Code Council, and referenced in Section -101.2 of the ~~2009~~2021 International Building Code, is hereby adopted as the Residential Code of the City of Urbana, Illinois; for the control of one- and two-family detached dwellings of less than four stories in height as herein provided; and each and all of the regulations, provisions, conditions, penalties, and terms of the said ~~2009~~2021 International Residential Code for One- and Two-Family Dwellings are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-33.

Sec. 5-32. Effect of State Law. The adoption of the ~~2009~~2021 International Residential Code for One- and Two-Family Dwellings herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the Article imposes a more stringent standard or requirement than does the state statute.

Sec. 5-33. Additions, Modifications, Deletions, and Substitutions. The following sections and subsections of the ~~2009~~2021 International Residential Code for One- and Two-Family Dwellings are amended or changed as defined in Article I, Section 5 of this Ordinance.

Section R-101.1 entitled "Title" is amended to read as follows:

R101.1 Title: These provisions shall be known as the Residential Code for One- and Two-family Dwellings for the City of Urbana, Illinois, and shall be cited as such and will be referred to herein as "this code."

Section R-101.2.1 entitled "Manufactured and Mobile Homes" is added and reads as follows:

Section R-101.2.1 Manufactured and Mobile Homes are restricted by the Zoning Ordinance and Article XII of Chapter 5 of this Code to approved mobile home parks.

Section R102.5 Appendices: The following appendixes are hereby ADOPTED as part of this code.

Appendix AA – Sizing and Capacities of Gas Piping

Appendix AB – Sizing of Venting Systems serving Appliance Equipped with Draft Hoods, Category I Appliances and Appliances Listed for use with Type B Vents

Appendix AC – Exit terminals of Mechanical Draft and Direct-vent Venting Systems

Appendix AD – Recommended Procedures for Safety Inspection of an existing appliance installation

Appendix AF – Radon Control Methods

Appendix AH – Patio Covers

Appendix AJ – Existing Building and Structures

Appendix AK – Sound transmission

Appendix AO – Automatic Vehicle Gates

AO103.2.1 entitled "Emergency Access for Vehicle Gates" is added and reads as follows:

Section AO103.2.1 Emergency Access for Vehicle Gates: All electrically operated gates, doors or barriers used for vehicle access shall be equipped with a "Click2Enter" type sensor compatible with the current 800 mhz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this

code. These devices and their installation locations shall be approved by the Fire Code Official.

Appendix AQ – Tiny Houses

Appendix AS – Strawbale Construction

Appendix AT – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses

Appendix AY – Visitability

Section R103.2 entitled “Appointment” is amended and reads as follows:

Section R103.2 Building Official: The building official shall be hired by the applicable governing authority and certified through a recognized certification program.

Section R-105.2 entitled, “Work exempt from Permit” is ~~modified~~amended and reads as follows:

Section R-105.2 Work exempt from Permit: ~~The permit procedures for structures covered by this Code shall be those outlined in Chapter 1 of the 2009 International Building Code, as adopted by the City of Urbana. Exceptions 1, 2 and 10 are deleted.~~

Section R-113.2.1 entitled, “Service of Notices,” is added and reads as follows:

Section R-113.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

- (1) A copy thereof is delivered to the owner personally.
- (2) A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
- (3) A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing and posting. Service of such notice in the foregoing manner on the owner’s authorized agent shall constitute service of notice on the owner.

Section R-113.4 entitled, “Violation Penalty” is amended to read as follows:

Section R-113.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the ~~b~~Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10(k) of the City of Urbana Code of Ordinances, ~~of the City of Urbana~~. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Table R-301.2 (1) entitled, “Climatic and Geographic Design Criteria,” is ~~modified~~amended as follows:

Ground Snow: 20 pounds per square foot.

Wind Speed: the minimum design wind speed shall be ~~90-107~~ mph 3 second gust.

Seismic Zone: Seismic zone shall be zone “B”.

Weathering: The weathering index shall be “Severe.”

Winter Design Temperature: the winter design temperature is four degrees below zero.

Frost Line Depth: The minimum frost line shall be 32 inches below grade.

Termite: The jurisdiction is subject to moderate to heavy termite damage.

Decay: The jurisdiction is subject to ~~slight to~~ moderate decay damage.

Ice Shield Underlayment: Ice shield underlayment is required.

Flood Hazard: The jurisdiction entered into National Flood Insurance Program on July 16, 1980 and the currently effective FIRM and FBFB maps are dated ~~March 1, 1984~~October 02, 2013.

Air Freezing Index: Air freezing index is 1265.

Mean Annual Temperature: The mean annual temperature is 51.9 degrees Fahrenheit.

Section R-302.2 entitled "Townhouses" is amended to read as follows:

Section R-302.2 Townhouses: Each ~~townhouse~~ shall be considered a separate building and shall be separated by a 2-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 if such wall assemblies do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.

Exception: A common 1-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if the townhouse is protected by a fire sprinkler system in conformance with section R302 and R313 and if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with NFPA 70. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Section R-313.1 entitled "Townhouse automatic fire sprinkler systems" is amended to read as follows:

Section R-313.1 Townhouse automatic fire sprinkler systems. If an automatic residential fire sprinkler system is installed in townhouses, it shall comply with Sections 302 and 313.

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

Section R-313.2 entitled "One- and two-family dwellings automatic fire systems" is amended to read as follows:

Section R-313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 5,000 gross square feet. ~~If an automatic residential fire sprinkler system is installed in one- and two-family dwellings, it shall comply with sections R302 and R313.~~

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.

Section R-324 entitled "Visitability" is added and reads as follows:

Section R-324 Visitability: Reference Appendix M of Article 4.

EXCEPTION: Any new building for which a building permit has been issued prior to September 18, 2000.

Section M-1408 entitled "Vented Floor Furnace" is DELETED in its entirety.

Section M-1601.1.1(3) entitled "Above Ground Duct Systems" is amended to read as follows:

Section M-1601.1.1 Above Ground Duct Systems: 3. Fibrous glass air ducts (duct board) is ~~not~~ **NOT** permitted in any use group.

Section M-2406.2 (7) entitled, "Prohibited Locations," is added and reads as follows:

Section M-2406.2 (7) Prohibited Locations: A vented decorative appliance, vented wall furnace, or space heater shall not be located under a stairway and shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Building Official.

Section M-2433 entitled, "Log Lighters," is ~~modified and reads as follows:~~ **DELETED in its entirety.**

Section M-2433 Log Lighters: ~~Gas log lighters are prohibited.~~
Section M-2436.7 entitled, "General," is added and reads as follows:

Section M-2436.7 General: ~~A vented decorative appliance, vented wall furnace, or space heater shall not be located under a stairway and shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Building Official.~~

Section G2437 entitled "Floor Furnace" is DELETED in its entirety.

Section P-2601.1.4 entitled, "Scope," is ~~added~~ **amended** and reads as follows:

Section P-2601.1.4 Scope: The installation of plumbing, appliances, equipment shall comply with the more stringent provisions of this code, International Plumbing Code or the CURRENT Illinois Plumbing Code. The provisions of this Code are an addition to any applicable State of Illinois Statutes regarding plumbing installations and materials.

~~Section P-2903.7.1 entitled, "Size," is modified and reads as follows:~~

Section P-2903.7.1 Size: ~~The minimum plastic water service size shall be one-inch iron pipe size and tracer wire is required on non-metallic pipe.~~

~~Appendix F entitled "Radon Control Methods" is deleted in its entirety.~~

~~Appendix I entitled "Private Sewage Disposal" is deleted in its entirety.~~

~~Chapter 33, Part VIII Electrical, is deleted in its entirety.~~

Appendix AA – Sizing and Capacities of Gas Piping is ADOPTED as part of this code.

Appendix AB – Sizing of Venting Systems serving Appliance Equipped with Draft Hoods, Category I Appliances and Appliances Listed for use with Type B Vents is ADOPTED as part of this code.

Appendix AC – Exit terminals of Mechanical Draft and Direct-vent Venting Systems is ADOPTED as part of this code.

Appendix AD – Recommended Procedures for Safety Inspection of an existing appliance installation is ADOPTED as part of this code.

Appendix AF – Radon Control Methods

Appendix AH – Patio Covers is ADOPTED as part of this code.

Appendix AJ – Existing Building and Structures is ADOPTED as part of this code.

Appendix AK – Sound transmission is ADOPTED as part of this code.

Appendix AO – Automatic Vehicle Gates is ADOPTED as part of this code.

AO103.2.1 entitled “Emergency Access for Vehicle Gates” is added and reads as follows:

Section AO103.2.1 Emergency Access for Vehicle Gates: All electrically operated gates, doors or barriers used for vehicle access shall be equipped with a “Click2Enter” type sensor compatible with the current 800 mhz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this code. These devices and their installation locations shall be approved by the Fire Code Official.

Appendix AQ – Tiny Houses is ADOPTED as part of this code.

Appendix AS – Strawbale Construction is ADOPTED as part of this code.

Appendix AT – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses is ADOPTED as part of this code.

Appendix ~~M-AY~~ entitled “Visitability” is added and reads as follows:

Appendix ~~M-AY~~ “Visitability”:

Section ~~AMAY~~-101 Scope: The provisions of this Appendix ~~shall control the design of~~require visitability features in new construction of one and two family dwellings funded with financial assistance originating from or flowing through the City of Urbana and shall ~~supersede be in addition to the~~ other requirements of this code.

Section ~~AYAM~~-102 Definitions

Public Funds means funds subject to the control or regulation of the City of Urbana, Illinois or any of its officers in their official capacity, except pension.

Financial Assistance means providing public funds intended to be used for paying for labor or materials in the construction of a new single-family or two-family structure. It also includes use of public funds to acquire the parcel of land or the donation of the parcel of land owned by the City, on which a new single-family or two-family structure is to be constructed. Such financial assistance shall not include infrastructure, sanitary or storm sewer or other public infrastructure improvements.

Section ~~AMAY~~-103 Applicability: For the purpose of this Section “new construction” shall include the construction of a NEW single family or duplex dwelling on a vacant lot. It shall not include additions to or remodeling of existing buildings. Such financial assistance shall include funds only used for the purchase of land or the donation of land from the City used to construct structures governed by this Appendix. It shall also include funds used for the actual construction of the governed structures, but shall not include infrastructure installation such as sanitary or storm sewers, streets or other costs.

If public funds are utilized to upgrade a particular element(s) of a structure for hazard mitigation, such as higher wind resistance, tornado shelters or other similar features, it shall not in and of itself, require the building to meet the requirements of this Section.

~~Alternate methods to the specific clearance to grade and slope requirements of sections R-401.3 and R-404.1.6 respectively, may be approved by the Building Official to achieve the requirements of this Section.~~

Section **AMAY-104** Visitability Features

AMAY-104.1 No step entrance: There shall be at least one entrance (front, side, rear, or through the garage) which has no steps and is served by walks and/or ramps meeting the specifications of Section AM-104.2.

AMAY-104.2 Visitable Route: The required no step entrance shall be accessed via a visitable route that shall meet the following criteria.

AMAY-104.2.1 Grade: Sidewalks ~~shall not exceed a slope greater than 1:20 and shall not exceed a slope steeper than 1:8. ramps that are part of a visitable route shall have the maximum slope and length shown in Table Number F-104.1~~

Table AM-104.1 — Maximum Grade and length for visitable route elements

Element	Grade	Length
Sidewalks	1/20	N/L
Type 1 Ramp	1/8	5 feet (Max 7 feet 6 inches rise)
Type 2 Ramp	1/10	12 feet (Max 14 feet 6 inches rise)
Type 3 Ramp	1/12	30 feet (between landings)

Formatted: Left

AMAY-104.2.2 Width: The visitable route shall have a minimum clear width of 36 inches.

AMAY-104.2.3 Landings: Landings in a visitable route shall ~~be not less than 36" by 36" clear or shall meet the requirements of Section 400—Illustration B, Figures 7 or 25 of the CURRENT~~ Illinois Accessibility Code ~~—(April 24, 1997) whichever is greater.~~

AMAY-104.2.4 Surfaces: Surfaces shall be non-slip.

AMAY-104.2.5 Drainage cross slope: Cross slope shall be no greater than 1/~~48~~⁵⁰.

AMAY-104.3 Doors/Opening: All doors or openings shall have a minimum net clear width of 32".

EXCEPTION: Doors to closets with an area of 15 square feet shall be excluded from this requirement.

AMAY-104.4 Bathroom Walls: Each bathroom or other room containing a toilet, bathtub, shower stall, or shower seat shall have reinforcing in the walls to allow for future installation of grab bars around those fixtures.

AMAY-104.5 Corridors: Corridors shall be at least 36 inches in width.

AMAY-104.6 Environmental Controls

AMAY-104.6.1 Wall Electrical Outlets: Wall electrical outlets shall be mounted at least 15 inches above the finished floor.

AMAY-104.6.2 Light Switches, Thermostats and Other Controls: Light switches, thermostats and other control devices shall be mounted no higher than 48 inches above the finished floor.

Section ~~AMAY-105~~ Waivers: In cases where site conditions or other restrictions warrant, waivers from this Section may be granted by the Urbana City Council after consideration and recommendation of the Building Code Board of Appeals (Board). Said waivers will be forwarded to the City Council only if the Board recommends their approval by majority vote of the members present and voting. If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. The City Council shall have the authority to grant or deny waiver requests that the Board forwards.

Section 3. New Construction. The provisions of this Appendix shall not apply to:

- (a) ~~any building for which a building permit has been issued prior to September 18, 2000; and~~
- (b) ~~any building for which a building permit has been applied for prior to September 18, 2000 if a building permit is subsequently issued on the basis of such application within six (6) months of the date of the original application; and~~
- (c) ~~any building to be constructed on the following described tract, because requests for development proposals for such tract have already been issued prior to the passage of the Ordinance adopting these provisions.~~

Formatted: Indent: Left: 0.5", Tab stops: 0.92", List tab + Not at 1.42"

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5", Tab stops: 0.92", List tab + Not at 1.42"

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5", Tab stops: 0.92", List tab + Not at 1.42"

TRACT VII

A part of the Southeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

All of the following described tract except the North 90 feet of even width thereof:

Beginning on the East line of the Southeast Quarter of said Section 16 at a point 19.04 feet Northerly of the Southeast corner of said section; thence North 89° 57' 55" West 120.00 feet to the Southeast corner of Lot 8 of Weller's Lincolnwood — Third Section as recorded in the Office of the Recorder of Champaign County in Plat Book Y at page 147; thence North 0° 02' 05" East, the meridian being the same as used for said subdivision, 180.00 feet along the boundary of said subdivision; thence North 89° 57' 53" West 9.14 feet to the Southeast corner of Lot 7 of said subdivision; thence North 0° 02' 05" East 300.67 feet to a platted bend point; thence North 6° 23' 53" West 34.35 feet to the Southeast corner of Lot 2 of said subdivision; thence North 13° 51' 30" East 42.04 feet to the Southwest corner of Lot 1 of said subdivision; thence South 89° 35' 11" East along the South line of said Lot 1 and the Eastward extension of said lot line 126.61 feet to the East line of the Southeast Quarter of said Section 16; thence South 0° 25' 51" West 554.8 feet to the Point of Beginning, containing 1.3568 acres, more or less, all situated in the County of Champaign, State of Illinois.

Together with the following described adjacent public right-of-way which is by operation of law, automatically annexed with the adoption of this annexation ordinance pertaining to this parcel:

A portion of E. Florida Avenue Right-of-way encompassing 0.008 acres (364.39 sq. ft.), more or less.

TRACT IX

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southeast corner of the West Half of said Southwest Quarter; thence, N 0° 43' 40" W, along the East line of said West Half, 19.04 feet, to an old fence line as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County,

Illinois, said point also being the Point of Beginning; thence, N 89°-37'-47" W, along said fence line, 581.67 feet; thence, N 0°-22'-13" E, 215.00 feet; thence, N 39°-39'-30" W, 224.96 feet; thence, N 0°-04'-19" E, 175.00 feet, to the South line of Weller's Lincolnwood Second Section; thence, S 89°-55'-41" E, along said South line, 568.33 feet, to the Southeast corner of Lot 160 of Weller's Lincolnwood Second Section; thence, N 0°-28'-31" E, along the East line of said Lot 160, 38.39 feet; thence, S 89°-31'-29" E, along the South line of Weller's Lincolnwood Second Section, 160.00 feet, to the Southeast corner of Weller's Lincolnwood Second Section, said point also being on the East line of the West Half of the Southwest Quarter of said Section 15; thence, S 0°-28'-57" E, 603.07 feet to the Point of Beginning, containing 8.554 acres, more or less, all situated in Champaign County, Illinois.

TRACT X

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence, N 0°-24'-51" E, along the West line of said Southwest Quarter 19.04 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point being the Point of Beginning; thence, continuing N 0°-24'-51" E, along said West line, 559.15 feet, to the South line of Weller's Lincolnwood Second Section, extended; thence, S 89°-55'-41" E, along said South line, 594.98 feet; thence, S 0°-04'-19" W, 175.00, feet; thence, S 39°-39'-30" E, 224.96 feet; thence, S 0°-22'-13" W, 215.00 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois; thence, N 89°-37'-47" W, along said fence line, 741.00 feet, to the Point of Beginning, containing 8.6714 acres, more or less, all situated in the County of Champaign, State of Illinois.

Provided, however, after any of the buildings described in this Section have been initially constructed, thereafter such buildings are no longer not subject to the provisions of this ordinance.

Secs. 5-34 - 5-40. Reserved.

ARTICLE IX PROPERTY MAINTENANCE CODE

*(as amended by Ordinance 2013-09-082)

Sec. 5-81. Adoption of the ~~2009-2021~~ International Property Maintenance Code Edition. The International Property Maintenance Code ~~2009-2021~~ Edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Urbana, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said ~~2009-2015~~2021 International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-83.

Sec. 5-82. Effect of State Law. The adoption of the ~~2009-2021~~ International Property Maintenance Code herein, pursuant to home rule powers, is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute. The standards referenced in this Code and listed in Chapter 8-Referenced Standards ~~of the 2021 International Property Maintenance Code~~ shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions which afford the greatest degree of life safety shall apply.

Sec. 5-83. Additions, Deletions, Modifications, and Amendments. The following sections and subsections of the ICC ~~2009-2021~~ International Property Maintenance Code, are amended and/or revised as defined in this Article, as follows:

Section PM- 101.1 entitled "Title," is amended to read as follows:

PM- 101.1 Title: This Code (as amended) shall be known as the Property Maintenance Code of the City of Urbana, Illinois hereinafter referred to as the Property Maintenance Code, or "this Code".

Section PM-101.3 entitled "Intent," is amended and reads as follows:

PM-101.3 Intent: This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with the provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the current International Building Code or the International Residential Code as adopted under this ordinance.

Section PM-102.3 entitled "Applications of other Codes," is amended and reads as follows:

Section PM-102.3 Applications 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 or the International Residential Code, as adopted under this ordinance. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the City of Urbana's Zoning Ordinance.

Section PM-103.4 entitled "Liability," is amended to read as follows~~hereby deleted:~~

PM-103.4 Liability: ~~Absent a showing of intentional, willful, wanton, or grossly negligent misconduct on their part, (The Code Official, officer, or employee charged with the enforcement of this Code or Property Maintenance Board of Appeals Member, while acting for the jurisdiction, shall not thereby be rendered~~

Commented [BM1]: Do we mean the most recently written code or the code we've most recently adopted?

Commented [FM2]: Suggested removal from Ordinance. 2021 IPMC 101.3 Purpose, has been updated and has added suitable language than was provided in the 2009 Ordinance.

Commented [BM3]: Same question re: "current"

Commented [FM4]: Remove from Ordinance PM 102.3 has expanded its application of codes.

Formatted: Font: 10 pt

Commented [HN5]: What's the board name?? Placement?? Compare & change every section in liability??

Consider moving to General Section...

personally liable, and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of official duties.

Section PM-103.4.1 entitled "Legal Defense," is hereby deleted:

PM-103.4.1 Legal Defense. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of this jurisdiction until the final termination of the proceedings. The subordinate of the Building Official shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any Officer of the Office of Building Safety Division, acting in good faith and without malice, shall be free from liability from acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section PM-103.5104.1 Fees is hereby deleted amended to read as follows:

PM-103.5104.1 Fees: Applicable fees are prescribed in Chapter 14, (Licenses and Permits) of the Urbana Code of Ordinances.

Section PM-104.6.1 entitled "Deadlines for Compliance with Code Violations," is added to read as follows:

PM-104.6.1 Deadlines for Compliance with Code Violations: Correction of all Code Violations shall follow the time lines established by the Code Official according to the following factors:

- 1) Whether the violation poses an imminent health, life safety threat to occupants, in which case the violation must be corrected within 1 to 3 days of notice, at the discretion of the Code Official. If the violation is not corrected within the established timeframe, occupancy of the unit may be disallowed.

— Examples of such violations include, but are not limited to:

- (a) Defective, dangerous, or nonfunctioning plumbing, electrical, gas or other necessary utility
- (b) No heat or a malfunctioning heating system
- (c) Blocked or locked fire exits
- (d) Serious structural problems or conditions which render a property uninhabitable
- Unsanitary or unhealthy conditions of such a magnitude that they pose an imminent health threat to the occupants and/or nearby dwellings
- Smoke detector lacking or inoperable.
- (e) Carbon monoxide detector(s) lacking or inoperable

- 2) Whether the violation poses a livability issue for the occupants, in which case the violation shall be corrected within 1 to 5 days of notice, at the discretion of the Code Official.

— Examples of such violations include, but are not limited to:

- (a) Security locks on windows or doors
- (b) Broken door frame(s), door(s) or window(s)
- (c) Lack of hot water
- (d) Inoperable water closet
- (e) Leaking pipes or plumbing fixtures
- (f) Inoperable smoke detectors
- (g) No carbon monoxide detectors
- (h) Inoperable oven/range or refrigerator
- (i) Burned out or inoperable lights in hallways, stairwells, entryways, parking areas or basements.

Commented [FM6]: Remove from Ordinance as PM 105.7 Details this language and has expanded the definition.

Commented [HN7]: See 103.4.1 which was separated out in 2021 PM Code. Review for possible modification.

Consider moving to General Section...

Commented [FM8]: Remove from Ordinance as PM 105.7.1 has this precise language.

Formatted: Strikethrough

Formatted: Strikethrough

Commented [FM9]: Moved to Section 104.1 to line up with 2021 IPMC

Commented [HN10]: Moved to Section 106.2.1

- (j) ~~Leaking roof that poses a safety or health risk~~
- (k) ~~Burned out or inoperable parking lot lighting~~
- (l) ~~Torn or missing screens (in the summer and fall)~~
- (m) ~~Broken or malfunctioning air conditioning (in hot weather)~~

3) ~~Whether the violations involve routine maintenance in which case the violation must be corrected within 10 to 30 days of notice, at the discretion of the Code Official.~~

~~Examples of such violations include but are not limited to:~~

- ~~(a) Dripping faucets~~
- ~~(b) Cracked windows~~
- ~~(c) Windows that do not open or close properly~~
- ~~(d) Missing covers for electrical outlets or switches~~

4) ~~Multiple timelines may be assigned pursuant to any one inspection, so that those items that require correction in a shorter period of time shall be corrected while the owner is allowed additional time to correct less urgent violations.~~

5) ~~The Code Official may extend the above time lines for good cause shown. However, there is no legal entitlement to an extension of time for repairs; "time is of the essence" in the resolution of all Code violations. Extensions of time for repairs shall be based on the good faith efforts of the owner or operator and/or the existence of circumstances beyond the owner's or operator's reasonable control.~~

6) ~~If an owner or operator fails to comply with the deadlines set by the Code Official or his or her designee, the Code Official may issue a "Failure to Comply Ticket" according to the provisions of PM-106.4.1 et seq.~~

Section PM-105.2.2 entitled "Nonconforming Conditions," is added and reads as follows:

PM-105.2.2 Nonconforming Conditions: If additional nonconforming conditions are encountered during the course of any approved alteration or repair which were not considered or known initially, the Code Official shall have the authority to require compliance with this code of such additional conditions. The determination of what is necessary to bring such conditions into compliance shall take into consideration the use of alternatives and/or equivalent approaches as provided for in this Code.

Section PM-~~106.1~~109.1 entitled "Unlawful Acts," is amended to read as follows:

PM-~~106.1~~109.1 Unlawful Acts: It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, remove, demolish, use or occupy any structure or equipment regulated by this Code, or maintain a vacant structure without a valid Vacant Structure Certificate or cause the same to be done, contrary to, or in conflict with, or in violation of any of the provisions of this Code, or fail to obey a lawful order of the Code Official, or to remove a placard or notice posted under the provisions of this code.

Section PM-106.2.1 entitled "Deadlines for Compliance with Code Violations," is added to read as follows:

PM-~~109.2~~106.2.1 Deadlines for Compliance with Code Violations: Correction of all Code Violations shall follow the time lines established by the Code Official according to the following factors:

- 1) ~~Whether the violation poses an imminent threat to the life, health, or life safety threat of any occupant or visitor, in which case the violation must be corrected within 1 to 3 days of service of the notice, at the discretion of the Code Official. If the violation is not corrected within the established timeframe, occupancy of the unit may be disallowed.~~

~~Examples of such violations include, but are not limited to.~~

Formatted: Strikethrough

Commented [FM11]: Moved to 109.1

Formatted: Strikethrough

Commented [FM12]: Moved to 109.2.1

Formatted: Strikethrough

Commented [BM13]: BIG change I'm suggesting here, but, once again, don't want to have to re-litigate what "imminent" means. I invite all of your thoughts?

- (a) ~~Defective, dangerous, or nonfunctioning plumbing, electrical, gas or other necessary utility~~
- (b) ~~No heat or a malfunctioning heating system~~
- (c) ~~Blocked or locked fire exits~~
- (d) ~~Serious structural problems or conditions which render a property uninhabitable or pose a safety or health risk~~
- (e) ~~Unsanitary or unhealthy conditions of such a magnitude that they pose an imminent health threat to the occupants and/or nearby dwellings~~
- (f) ~~Smoke detector lacking or inoperable~~
- (g) ~~Carbon monoxide detector(s) lacking or inoperable~~
- (h) ~~Leaking roof that poses a safety or health risk~~

Formatted: Strikethrough

Commented [HN14]: Moved up from Livability...

Formatted: Strikethrough

- 2) Whether the violation poses a livability issue for the occupants, in which case the violation shall be corrected within 1 to 5 days of notice, at the discretion of the Code Official.

Examples of such violations include, but are not limited to:

- (a) ~~Faulty or inoperable sSecurity locks on exterior or egress windows or doors~~
- (b) ~~Broken door frame(s), door(s) or window(s)~~
- (c) ~~Lack of hot water~~
- (d) ~~Inoperable water closet~~
- (e) ~~Leaking pipes or plumbing fixtures~~
- (f) ~~Inoperable oven/range or refrigerator~~
- (g) ~~Burned out or inoperable lights in hallways, stairwells, entryways, parking areas or basements.~~
- (h) ~~Torn or missing screens (in the summer and fall)~~
- (i) ~~Broken or malfunctioning air conditioning (in hot weather)~~

Commented [BM15]: Do we want to narrow this down or just leave it as is?

- 3) Whether the violations involve routine maintenance in which case the violation must be corrected within 10 to 30 days of notice, at the discretion of the Code Official.

Examples of such violations include but are not limited to:

- (a) ~~Dripping faucets~~
- (b) ~~Cracked windows~~
- (c) ~~Windows that do not open or close properly~~
- (d) ~~Missing covers for electrical outlets or switches~~

Formatted: Strikethrough

Formatted: Strikethrough

Commented [BM17]: I think we should give a temperature above number—we don't want to have to litigate what qualifies as "hot"

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

- 4) Multiple timelines may be assigned pursuant to any one inspection, so that those items that require correction in a shorter period of time shall be corrected while the owner is allowed additional time to correct less urgent violations.
- 5) The Code Official may extend the above time lines for good cause shown. However, there is no legal entitlement to an extension of time for repairs; "time is of the essence" in the resolution of all Code violations and granting of extensions is entirely a matter of discretion for the Code Official. ~~Extensions of time for repairs shall be based on the good faith efforts of the owner or operator and/or the existence of circumstances beyond the owner's or operator's reasonable control.~~
- 6) If an owner or operator fails to comply with the deadlines set by the Code Official or his or her designee, the Code Official may issue a "Failure to Comply Ticket" according to the provisions of PM-106.4.1 *et seq.*

Commented [BM18]: Thinking I want to axe this. Spent a lot of time in Platinum arguing about what was and wasn't "in their control."

Section PM-106.4 entitled "Violation Penalties," is amended to read as follows:

PM-109.4 Violations: The Code Official, or his or her designee, ~~shall~~ may impose a penalty for failure to comply with any of the deadlines set forth in PM-~~104.6-1106.2.1~~, Deadlines for Compliance with Code Violations. Such penalties shall be imposed by the issuance of a "Failure to Comply Ticket."

Commented [FM19]: Moved to 109.4

Formatted: Strikethrough

Section PM-106.4.1 entitled "Failure to Comply Tickets," is added and reads as follows:

PM-109.4.1 Failure to Comply Tickets:

Commented [FM20]: Moved to 109.4.1

Formatted: Strikethrough

(a) *General.* The Code Official, or his or her designee, ~~shall~~ may issue a Failure to Comply Ticket to any owner, operator or person that the Code Official determines has violated any of the deadlines for compliance set out in PM-~~104.6-1106.2.1~~.

(b) *Method and Date of Service.* A Failure to Comply Ticket may be served on a defendant according to the procedures set forth in PM-107.3 Method of Service.

~~(c) *Service on Corporations and Partnerships.* Service by mail or personal delivery upon a corporation may be to its registered agent, or any officer or agent of the corporation. Service by mail or personal delivery to a partnership may be to a partner or any agent of the partnership.~~

(c) *Content.* A Failure to Comply Ticket shall include the name of the person or entity charged, with the offense or offenses, the code sections violated, a description of the conditions or activities constituting the violation, and instructions on the method of settling the ticket.

(d) *Settlement of Ticket.* ~~Tickets issued under this section shall be in lieu of a summons or arrest.~~ A person issued a Failure to Comply Ticket may settle the claim for a first offense by paying the assessed fine in accordance with the following schedule:

A. Violations that are an ~~imminent~~ health/life safety threat to occupants:

Deadline for compliance: 1-3 days		
1st missed deadline:	Minimum fine paid within 7 days:	If paid after 7 days:
	\$600.00	\$700.00
2nd missed deadline	Minimum fine: \$750.00 PLUS up to \$750.00 Per day until corrected	

B. Violations that pose Livability issues:

Deadline for compliance: 1-5 days		
1st missed deadline:	Minimum fine paid within 7 days:	If paid after 7 days:
	\$450.00	\$600.00
2nd missed deadline	Minimum fine: \$750.00 PLUS up to \$750.00 Per day until corrected	

C. Violations involving Routine Maintenance issues:

Deadline for compliance: 10-30 days		
1st missed deadline:	Minimum fine paid within 7 days:	If paid after 7 days:
	\$300	\$450.00

2nd missed deadline	Minimum fine: \$500 PLUS up to \$750 Per day until corrected
---------------------	---

Payment of a ticket constitutes an admission of guilt.

PM-1096.4.2. Administrative Appeal of a Failure to Comply Ticket:

Commented [FM21]: Moved to 109.4.2

Formatted: Strikethrough

(a) *General.* A defendant may contest the penalty imposed by a Failure to Comply Ticket by submitting a Notice of Appeal to the Building Official within seven (7) days of the service of a Failure to Comply Ticket as set forth in PM-107.3. The Notice of Appeal may be hand delivered or mailed, but the notice must be received within seven (7) days of service. The appeal shall be heard by an impartial hearing officer appointed by the City Administrator to hear such appeals. The hearing officer may not be a current City employee or official.

(b) *Hearing Procedures.* Upon receipt of a Notice of Appeal, the hearing officer shall set a hearing on the defendant's appeal and issue written notice to the defendant not less than seven (7) days prior to the hearing. The hearing officer may admit into evidence all relevant evidence, including inspection reports, notices, correspondence, and affidavits as well as the personal testimony of witnesses. The hearing officer shall determine, based upon a preponderance of the evidence, whether the penalty imposed by the Failure to Comply Ticket, should stand. The hearing officer's findings shall be set forth in a written decision which shall be copied to all parties.

(c) *Determinations.* If the defendant appears at the hearing and a determination is made by the hearing officer that the penalty should be voided, no payment is necessary and the hearing officer's decision shall constitute a final determination of no liability. Such a determination means that the ticket shall not count as a precedent for calculating penalties in any future Failure to Comply Ticket proceeding.

If the defendant appears at the hearing and a determination is made by the hearing officer that the ticket should be upheld, payment of the penalty shall become immediately due. If payment is not made within ten (10) days of the hearing officer's determination, then the ticket ~~shall~~ may be referred to the City's Legal Department for further action.

If the defendant does not appear at the hearing, the hearing officer may uphold the penalty by declaring a default, without further need to hear evidence. However, the hearing officer may, at their discretion, grant a continuance of the hearing ~~to the defendant~~ for good cause shown. ~~communicated in advance of the hearing to the hearing officer. Any continuance is discretionary on the part of the hearing officer and favored except for good cause.~~ In the event of a default by the defendant, a penalty in the amount due after seven (7) days of the issuance of a ticket pursuant to PM-106.4.1 shall become immediately due and payable.

PM 1096.4.3 Prosecution of Violations:

Commented [FM22]: Moved to 109.4.3

Formatted: Strikethrough

(a) *Circuit Court Proceedings.* If a defendant fails to correct a violation of this Code within the timeline set by the Code Official, the City may file a complaint in the circuit court seeking an order to remedy any and all violations. The complaint may seek injunctive relief, both remedial action, orders to repair conditions, orders to vacate, and fines, or other remedies as deemed appropriate. If a defendant fails to settle a Failure to Comply Ticket issued by the Code Official pursuant to the provisions of PM-106.4.1 and PM-106.4.2, the City may file a complaint in the circuit court for fines, Code compliance, or both. Such a proceeding shall be handled as a *de novo* complaint, with the City having the burden to prove its allegations by a preponderance of the evidence. ~~The City shall not be limited by the penalty schedule set forth in PM-106.4.1 in determining appropriate fines in a court proceeding.~~

Formatted: Strikethrough

(b) *Penalties.* ~~In seeking penalties, the City shall not be limited by the penalty schedule set forth in PM 106.4.1 in determining appropriate fines to seek in a court proceeding. In determining the appropriate fines to seek, the City Attorney shall consider such factors as the defendant's record of Code violations, the number of repeat offenses, the severity of the violations, and the defendant's level of cooperation with the City in determining what fine is appropriate to seek.~~ Upon conviction, the defendant shall be subject to a fine between Two Hundred Dollars (\$200) and Seven Hundred Fifty Dollars (\$750). ~~For each violation, every~~ Each day of noncompliance may ~~shall~~ constitute a separate ~~and continuing~~ violation. ~~The City Attorney shall consider such factors as the defendant's record of Code violations, the number of repeat offenses, the severity of the violations, and the defendant's level of cooperation with the City in determining what fine is appropriate to seek.~~

Formatted: Font: Not Italic

Formatted: Font: Not Italic

Commented [BM23]: NH I think about you ALL THE TIME! But, what about this in particular makes you want me to think of you?

Formatted: Font: Not Italic

Formatted: Font: Not Italic

Commented [HN24]: Please think about me!!

(c) *Additional Remedies.* The City Attorney may seek remedies in addition to fines and court costs, including orders to repair the premises by a date certain.

Commented [BM25]: Now that I read this, it is a little redundant in light of (a) but I don't think it hurts to keep it. Thoughts?

Section PM-107.3 entitled "Method of Service," is amended to read as follows:

Section PM-107.3 Method of Service: A notice shall be deemed to be properly served upon an owner or operator if: (1) a copy thereof is delivered to the owner or operator personally, or (2) a copy thereof is mailed to the owner or operator by regular, first-class U.S. mail, postage prepaid, at the address listed with the City through the Rental Registration & Inspection Program or last known address and a copy is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Commented [FM26]: Remove from Ordinance as PM 109.2 Notice of violation states the method of deliver is to be in accordance with PM 111.4 and 111.4.1 which is the language used here in our Ordinance.

Section PM-11108.2.2 entitled "Registration of Vacant Structures," is added to read as follows:

PM-11108.2.2 Registration of Vacant Structures: Whenever any building in the city becomes a public nuisance as defined within this Code; or is a blighting influence; or hereafter becomes abandoned, vacant or unoccupied and cited for violation of city ordinance or property maintenance codes within the past six months; or where any of the doors, windows, or other openings into such a building are boarded up or otherwise secured by any means other than conventional methods used in the design of the building, the owner thereof shall within 30 days of notification by the Code Official, register such building as a vacant structure. Notification shall be by letter sent by first class postage prepaid to the person who last paid the general real estate taxes on the property. Such registration shall be valid for a period of six months. The required fee for registration is set forth in Chapter 14 of the Urbana Code of Ordinances. The registration of the vacant structure shall not preclude action by the City to pursue demolition of the structure under the provisions of this code.

Formatted: Strikethrough

Commented [FM27]: Moved to 111.2.2

Formatted: Strikethrough

The building shall be posted with a "NO TRESPASSING" sign and 24-hour contact information, including phone number, for the owner or owner's local property management company. The posting shall be no less than 18" x 24" and shall be of a font that is legible from a distance of forty-five feet and shall contain, in addition to the name and 24-hour contact number, the words: "THIS PROPERTY IS MANAGED BY..." and "TO REPORT PROBLEMS OR CONCERNS CALL...". This posting shall be placed to the front of the property in order to be visible from the street fronting the property as follows: a) Placed on the interior of a window facing the street, or b) secured to the exterior of the building/structure facing the street, or if no such area exists, c) on a stake of sufficient size to support the posting in a location that is visible from the street but not readily accessible to vandals. Exterior postings must be constructed of and printed with weather resistant materials. The owner or owner's agent shall make monthly inspections to ensure appropriate maintenance and security and shall provide evidence of such inspections to the City upon request.

Exterior property maintenance standards will be strictly enforced for all vacant structures on the registry. Section PM-108.2.3 entitled "Vacant Structure Plan," is added to read as follows:

PM-11108.2.3 Vacant Structure Plan: At the time a structure is initially registered as required under PM- 108.2.2 a written vacant structure plan shall be submitted by the owner or agent to the Code Official.

Commented [FM28]: Moved to 111.2.3

Formatted: Strikethrough

The plan shall provide a proposed date for demolition or detail what will be done to reoccupy and bring the building into compliance with all applicable codes, including building, health, fire, and safety laws, rules, and regulations within a specific time frame that is acceptable to the Code Official.

If demolition is not proposed, the plan shall include information regarding potential reuse and/or marketing of the structure, so as to ensure a good faith effort toward re-occupancy of the building. The plan shall also include provisions to correct all exterior code violations and interior and exterior safety issues. The services of a structural engineer may be required by the Code Official to certify the safety of the structure. The plan shall include provisions for securing the structure and continued security and prevention of trespass. If the mechanical systems of the structure are not to be maintained in an operational condition, winterization of systems must be completed and utilities properly terminated to the satisfaction of the Code Official.

Other than for emergency conditions that must be repaired immediately, the work provided in the plan shall be completed within six months of the date that the building is first registered under this Article. The Building Official may extend the period of compliance for an additional six months up to a period of two years from the date that the building was originally registered. This extension shall be granted only in instances where the owner has demonstrated a good faith effort to comply with the submitted plan

The original vacant structures plan and time frame shall remain in effect despite a change of ownership. If there is a change of ownership, then a new registration statement shall be properly made within ten days from the date of said change indicating the names and/or addresses of the new owner(s). The new registration statement shall be made in the same manner and form as herein prescribed.

Section PM-108.2.4 entitled "Inspection of Vacant Structures," is added and reads as follows:

PM-11108.2.4 Inspection of Vacant Structures: Upon registration of any building pursuant to Section PM-108.2.2, or when any such vacant building comes to the attention of the Code Official, they shall cause inspections to be made of the premises to determine the condition of such building and premises and whether there exists any fire, safety, or health hazards or violations on the premises. A registered vacant structure shall be inspected for code compliance prior to re-occupancy and clearance of the vacant structure plan.

Commented [FM29]: Moved to 111.2.4

Formatted: Strikethrough

Section PM- ~~11108~~.2.5 entitled "Standards for Closure," is added to read as follows:

PM- ~~11108~~.2.5 Standards for Closure: Any structure required to be closed shall have all unsecured windows and doors sufficiently covered with a minimum of 1/2 inch exterior grade plywood or equivalent material, cut to fit over the opening, and firmly attached with screws to a one inch minimum depth spaced at the maximum of 12 inches apart. The plywood or equivalent material shall be suitably coated with an appropriate neutral color blending with or harmonizing with the exterior colors of the structure as inconspicuously as possible.

Formatted: Strikethrough

Commented [FM30]: Moved to 111.2.5

Formatted: Strikethrough

Commented [FM31]: Moved to 113.3

Formatted: Strikethrough

Section PM-110.3 entitled "Failure to Comply," is amended to read as follows:

PM-1130.3 Failure to Comply: Whenever the owner of a property fails to comply with a demolition order within the time prescribed, the Code Official shall seek a court order requiring the owner to demolish the said structure and upon failure to do so within a specified time, authorizing the Code Official to cause the structure or part thereof to be razed and removed. The costs incurred shall be reimbursed as specified by State Statute.

Commented [BM32]: How does this marry with the administrative appeal process in 106.4.2? This kind of reads as though tickets written under that could be heard by the board instead of a hearing officer like Delora. I'm sorry if I'm missing something obvious here, my brain is fried...but it occurs to me that we wrote out a lengthy process for this in our adopting ordinance which either does or should override, at least in part.

Commented [SJ33]: We want to force them to select either appeal or variation. We do not want to leave it open for first an appeal, and then if the appeal is denied, be able to apply for a variation....

Section PM-110.4 entitled "Salvage Materials," is deleted.

~~Section PM-111.1 entitled "Application for Appeal," is amended to read as follows:~~

~~**PM-111.1 Applications for Appeals or Variations or Variation:** Any person affected by any notice of violation which has been issued in connection with the enforcement of any provision of this Code, or of~~

Commented [BM34]: I get it, and I want to make them choose too, but they actually present two separate legal questions, so I am not sure we can force them to only pursue one avenue. I know we have discuss this before, but I'm sorry I'm still mulling it over... We will discuss more tomorrow.

any rule or regulation adopted pursuant thereto, may elect to file either an appeal of such notice, or, alternatively, may elect to seek a variation. If either an Appeal or Application for Variation is filed, request and shall be granted a hearing on the matter shall be set before the Property Maintenance Code Board of Appeals as herein established provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within fourteen days after the date the notice was served. ~~Any violation notice served pursuant to this Code shall automatically become an order if written petition for a hearing is not filed. The Board shall be obligated to call a public meeting within 45 days after a receipt of a request for a hearing. Any violation notice served pursuant to this Code shall automatically become an order if written petition for a hearing is not filed.~~

Section PM-111.2 entitled "Membership of Board," is amended to read as follows:

PM-111.2 Membership of Board: There shall be created a ~~Building Safety~~Property Maintenance Code Board of Appeals, hereafter referred to as the "Board". The Board shall have the power and shall be charged with the duty to hear and decide all appeals and variation requests. The members of the Property Maintenance Code Board of Appeals that are presently serving on the effective date of this Article are hereby appointed to the Property Maintenance Code Board of Appeals at the time that this Article becomes effective, for the remainder of the term each respectively held. The board shall consist of five members who shall be appointed by the Mayor subject to confirmation of the corporate authorities. The board members shall be qualified by education and experience in the building profession and collectively shall have the duty, responsibility, and authority to decide the matters referred to them by this Article. Regular and alternate members shall serve for a term of three years. The term of each member shall be staggered and shall expire at midnight June 30th of the year that the term is to expire.

Section PM-111.2.1 entitled "Alternate Members," is amended to read as follows:

PM-111.2.1 Alternate Members: Two alternate members may be appointed, under the above procedure, who shall serve on the Board only in the absence of one or more of the regular members or in the case of conflict of interest of one or more of the regular members.

Section PM-111.2.2 entitled "Chair," is amended to read as follows:

PM-111.2.2 Chair: The Mayor shall designate one member to serve as Chair, who shall hold that office until a successor is appointed. The Board shall select one of their members as the official Secretary of the Board, who shall sign the minutes of the meeting of the Board. The Code Official, or a representative appointed by the Code Official, shall serve as the Administrative Secretary to the Board, and shall take all petitions, and shall keep all minutes, records, and files of the Board.

Section PM-111.2.3 entitled "Disqualification of Member," is deleted.

Section PM-111.2.4 entitled "Secretary," is deleted.

Section PM-111.2.5 entitled "Compensation of members," is deleted.

Section 111.3 entitled "Notice of Meeting", is deleted

Section PM-111.3.1 entitled "Appeals," is added to read as follows:

PM-111.3.1 Appeals: The Board shall have the power and shall be charged with the duty to hear and decide appeals from any notice, decision, or determination made by the Code Official or their authorized agent under this Code and appeals from any notice, decision, or determination made by the Code Official involving existing residential buildings and made under those sections of the City's Building Code which specify requirements for existing residential buildings.

Section PM-111.3.4² entitled "Variations," is added and reads as follows:

PM-111.3.12 Variations: The Board shall have the power and shall be charged with the duty to hear and decide requests for specific variations in the application of any provisions of this Code and any provision for existing buildings in the Building Code in those instances involving existing residential buildings where there are practical difficulties in the way of carrying out the strict letter of the law, so that the spirit and intent of the law shall be observed, public safety be secured, and substantial justice be done. Such variation shall be for limited periods of time and the Board's decision shall be filed with the City Clerk as a matter of public record. All variations granted by the Board will be filed with the County Recorder of Deeds as a *lis pendens* so as to put all new owners on notice.

Commented [SJ35]:

Section PM-111.4 entitled "Open Hearing," is amended and reads as follows:

PM- 111.4 Open Hearing: Four members of the Board shall constitute a quorum. In granting a variance for an application of any provision applicable to an existing residential building, affirmative votes of three members shall be required; in modifying or overruling a notice, decision, or determination of the Building Official, affirmative votes of four members shall be required. No member of the Board shall vote upon any question in which they have an interest.

Section PM-111.4.1 entitled "Procedure" is deleted.

Section PM-111.5 entitled "Postponed Hearing" is deleted

Section PM-111.6.1 entitled "Records and Copies" is amended and reads as follows:

PM-111.6.1 Records and Copies: The Administrative Secretary to the Board shall keep a record of each meeting so that the record clearly shows the decisions made by the Board.

PM-1102.4 Failure to comply:

Section PM-202 entitled "General Definitions," is amended as follows:

PM-202 General Definitions

Dwellings

One-family dwelling: A building containing one dwelling unit with not more than four unrelated persons.

Public Nuisance:

1. The physical condition, or use of any premises regarded as a public nuisance at common law; or
2. Any physical condition, use or occupancy of any *premises* or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or *structures*; or
3. Any *premises* which has unsanitary sewerage or *plumbing* facilities; or
4. Any *premises* designated as unsafe for human habitation or use; or
5. Any *premises* which is manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property; or
6. Any *premises* from which the *plumbing*, heating and/or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any *premises* which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds, or;
8. Any *structure* or building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near

Commented [FM36]: Remove and Amend 2021 IPMC Section 107 Means of Appeal 107.1 General to point to Building Code Board Process and Membership. 2021 has moved most language of Board Membership to Appendix B

Commented [NH37]: AMEND? - Failure to Comply with Stop Work Order (need to fill in the fine amounts) or ? Clarify FTC 109.4.1...

Commented [BM38]: I defer...

Commented [FM39]: Moved to 110.4. Need to update 109.4.1 to include FTC in the wording as fines associated with 110.4

Formatted: Strikethrough

the premises.

Rooming house is ~~deleted~~added.

A building where group sleeping accommodations are provided for persons in one room, or a series of closely associated rooms, with an occupancy capacity of not more than 15 people, but more than four unrelated people on a regular basis, for compensation and by pre-arrangement for a specified period of time, under single management. Cooking facilities are to be common.

Commented [HN40]: Since "Rooming" is used elsewhere in our Code, should we amend to meet the zoning ordinance definition? See below

Rooming House:

Commented [BM41]: Whenever possible, I like parity of language. So, if we can use one term consistently throughout, I'd prefer that.

Formatted: Font: 10 pt

Formatted: Indent: Left: 0.5"

Formatted: Font: 10 pt

Commented [HN42]: ; or , that is the question...

Section PM-302.3.1 entitled "Snow Removal" is added and reads as follows:

Section PM-302.3.1 Snow Removal: For buildings containing four or more dwelling units: the owner and/or property manager shall have all sidewalks, walkways, stairs and parking areas between public sidewalks, parking lots, or driveways and entrances to the dwelling units shall be cleared of freezing rain or ice, ~~or~~ snow when an accumulation of two inches or more has occurred in a 24 hour period ~~has occurred~~.

Section PM-302.4 entitled "Weeds," is ~~deleted~~amended.

The standards in accordance with the requirements of Chapter 11 of the Urbana Municipal Code as listed in Chapter 8-Referenced Standards.

Formatted: Highlight

~~Section PM-302.8 entitled "Motor Vehicles," is deleted.~~

Section PM-302.10 entitled "Storage Areas," is added and reads as follows:

PM-302.10 Storage Areas: All approved open salvage yards and open storage areas shall be completely obscured from surrounding property by a solid screen not less than six feet in height. Storage of debris, junk, or construction materials, which are not associated with an approved use, permitted by the Urbana Zoning Ordinance, or approved construction at that site, shall be prohibited.

Section PM-302.11 entitled "Loading Areas," is added and reads as follows:

PM-302.11 Loading Areas: All loading areas, automobile service stations, and drive-in food establishments shall be paved with bituminous, concrete, or equivalent surfacing and shall be free from dirt and other litter and kept in good repair. When lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby.

Section PM-302.12 entitled "Storage of Firewood, etc.," is added and reads as follows:

PM-302.12 Storage of Firewood, etc.: Building materials, lumber, firewood boxes, cartons, or other containers, machinery, scrap metal, junk, raw material, fabricated goods and other items shall not be stored in such a manner as to become infested with rodents. Stored items must be elevated at least 12 inches off the ground. Firewood, in piles exceeding 20 cubic feet, must be located at least 10 feet from buildings used for human habitation, and may be piled no more than six feet high, from the point of elevation above grade.

Commented [NH43]: Lorrie's thoughts??...JAS

Section PM-304.10 entitled "Stairways, Decks, Porches, and Balconies," is amended to read as follows:

PM-304.10 Stairways, Decks, Porches, and Balconies: Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair. The treads and risers of every flight of stairs shall be uniform in width and height. Every stair, porch, and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud, and other debris.

Section PM-304.14 entitled "Insect Screens," is amended to read as follows:

PM-304.14 Insect Screens: Every door, window, and other outside opening used or required for ventilation purposes servicing a building containing habitable rooms, food preparation areas, food service areas, or any areas where products used in food for human consumption are processed, manufactured, packaged, stored, shall be supplied with an approved tight fitting screen of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

EXCEPTION: Screen doors shall not be required for out swinging doors or other types of openings which make screening impractical, provided other approved means, such as air curtains or insect repellent fans are employed.

Commented [FM44]: Redundant with 2021 PM Code

Section PM-304.15 entitled "Doors," is amended to read as follows:

PM-304.15 Doors: Every hinged exterior door or dwelling unit entrance door shall be made of metal or solid core wood construction, one and three-eighths inch minimum thickness and shall be equipped with an approved single-cylinder deadbolt locking hardware. Where observation is not otherwise provided, a peep sight shall be installed in the main entrance door(s) to each dwelling unit. Patio type doors shall have locking hardware sufficient to prevent disengagement of the active panel. All door hardware shall be maintained in good condition.

Section PM-304.18.2 entitled "Openable Windows," is amended to read as follows:

PM-304.18.2 Openable Windows: Every window, other than a fixed window shall be capable of being easily opened and shall have the hardware to hold it in the open position and hardware integral to lock it in the closed position.

Section PM-304.19-20 entitled "Parking Area Illumination," is added and reads as follows:

Commented [NH45]: ICC added PM 304.19 Gates.

Section PM-304.19-20 Parking Area Illumination: Parking area lighting fixtures shall be maintained in good condition and in compliance with Zoning Ordinance listed in Chapter 8-Referenced Standards.

Section PM-305.3 entitled "Interior Surfaces," is amended to read as follows:

PM-305.3 Interior Surfaces: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition, free of mold, mildew and similar substances. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Section PM-305.3.1 entitled "Bathroom and Kitchen Floors," is added and reads as follows:

PM-305.3.1 Bathroom and Kitchen Floors: Every toilet, bathroom, and kitchen floor surface shall be constructed and maintained as to permit such floors to be kept in a clean and sanitary condition.

Section PM-305.3.2 entitled "Kitchen and Bathroom Walls and Counters," is added and reads as follows:

PM-305.3.2 Kitchen and Bathroom Walls and Counters: Every toilet room, bathroom, and kitchen wall and counter surface shall be constructed and maintained so as to permit such surfaces to be kept in a clean and sanitary condition. Where such surface is exposed to direct contact with water, it shall be substantially impervious to water.

Section PM-305.3.3 entitled "Basements, Cellars, Crawl Spaces," is added and reads as follows:

PM-305.3.3 Basements, Cellars, Crawl Spaces: In every building, basements, cellars, and crawl spaces shall be maintained as to prevent conditions conducive to decay or deterioration of the structure. All areas shall not be permitted to accumulate junk, rubbish, and waste to such an extent as to create a fire hazard or to endanger public health or safety.

Commented [FM46]: All of these sections are redundant with 2021 PM Code and can be found in IPMC 300 area.

Section PM-305.3.4 entitled "Continual Flooding Incidents," is added and reads as follows:

PM-305.1.23.4 Continual Flooding Incidents: Continued or repeated incidents of building flooding as determined from the official records as provided in Section PM-1045.67 of this Code will require the unit to be vacated without recourse under the provisions of Section PM-108.1 of this Code.

Commented [FM47]: Move to 305.1.2 Under General (currently under interior surfaces)

Section PM-305.3.5 entitled "Supplied Fixtures and Equipment," is added and reads as follows:

PM-305.1.33.5 Supplied Fixtures and Equipment: The owner or occupant of a structure or part thereof shall keep the supplied equipment and fixtures therein clean and sanitary, and shall be responsible for the exercise of reasonable care in their proper use and operation. The owner shall maintain the equipment and fixtures in a good and proper operating condition.

Commented [FM48]: Move to 305.1.3 Under General (currently under interior surfaces)

Section PM-305.3.61.4 entitled "Furnished by the Occupant," is added and reads as follows:

PM-305.3.61.4 Furnished by the Occupant: The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free of defects, leaks, or obstructions.

~~Section PM-307.3.1 entitled "Garbage Facilities," is amended to read as follows hereby deleted:~~

~~**PM-307308.3.1 Garbage Facilities:** The owner 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 for the use of the occupants in each dwelling unit, or an approved leak-proof outside garbage container. Such facilities shall be sufficient to meet the needs of the occupants.~~

Section PM-308309.2 entitled "Owner," is amended and reads as follows:

PM-308309.2 Owner: The owner of any structure shall be responsible for the continued vermin-free condition of the structure.

Section PM- 309.3 entitled "Single Occupant," is amended and reads as follows:

PM-309.3 Single Occupant: The owner of a structure containing a single dwelling unit or of a single nonresidential structure shall be responsible for extermination on the premises except when infestation is caused by failure of an occupant to prevent such infestation.

Section PM-309.4 entitled "Multiple Occupancy," is amended and reads as follows:

PM-309.4 Multiple Occupancy: The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for extermination in all areas of the structure and exterior property. When infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for the cost of extermination.

Section PM-309.5 entitled "Occupant," is amended and reads as follows:

PM-309.5 Occupant: Continued or repeated incidents of rat infestation determined from the official records as provided in Section PM-1054.6 of this Code shall require the installation of rat and vermin proof walls. The rat and vermin proof walls shall be installed in accordance with the Building Code listed in Chapter 8-Referenced Standards.

~~Section PM-404.3 entitled "Minimum Ceiling Heights," is amended to read as follows:~~

PM-404.3 Minimum Ceiling Heights: Habitable spaces, other than kitchens, shall have a clear ceiling height of not less than seven feet. Hallways, corridors, laundry areas, bathrooms, toilet rooms, and kitchens shall have a clear ceiling height of not less than six feet ten inches.

EXCEPTIONS:

1. Beams or girders spaced not less than four feet on center and projecting not more than four inches below the required ceiling height, provided the minimum clear height is not less than 6 feet 8 inches.
2. In attics or top half-stories, the ceiling height shall be not less than seven feet over not less than one-third of the minimum area required by this code when used for sleeping, study, or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of five feet or more shall be included.
3. Basement rooms in one and two-family dwellings used exclusively for laundry, study, or recreation purposes having a ceiling height of not less than six feet eight inches with not less than six feet four inches of clear height under beams, girders, ducts, and similar obstructions.

Section PM-404.4.1 entitled "Room Area," is amended and reads as follows:

PM-404.4.1 Room Area: Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet (6.51 m²) of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 40 square feet (3.72 m²) of floor area for each occupant thereof. This section shall not be used to determine the amount of off-street parking required for a dwelling unit and it shall not affect the definition of a dwelling or the limitation of the number of non-related persons who may reside therein. The provisions of the Urbana Zoning Ordinance shall control in such matters.

Section PM-502.3 entitled "Hotels," is amended to read as follows:

PM-502.3 Hotels and Dormitories: Where private water closets, lavatories, and baths are not provided, one water closet, one lavatory and one bathtub or shower accessible from a public hallway shall be provided for each ten occupants.

Section PM-503.1 entitled "Privacy," is amended to read as follows:

PM-503.1 Privacy: Toilet rooms and bathrooms shall provide privacy and shall not be used as the only passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

Section PM-503.1.1 entitled, "Partitions", is added and reads as follows:

Section PM-503.1.1 entitled "Partitions," is added and reads as follows:

PM-503.1.1 Partitions: Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room partitions, enclosures, or compartments for privacy and shall comply with fixture clearance requirements of the Plumbing Code listed in Chapter 8-Referenced Standards for such installations.

Section PM-504.1.1 entitled "Showers," is added and reads as follows:

PM-504.1.1 Showers: All shower enclosures and wall surfaces subject to direct exposure to water shall be constructed of smooth and non-absorbent materials with water tight joints, and shall be maintained as to contain and be substantially impervious to water and maintained in a sanitary condition.

Section PM-505.4 entitled "Water Heating Facilities," is amended to read as follows:

Commented [FM49]: Remove as IPMC addresses these and the ordinance is less stringent than IPMC standards. We should hold to IPMC and make variances a case by case judgment rather than a new lesser standard across the board.

Commented [FM50]: Redundant with IPMC 504.1 and 305.1 305.3

PM-505.4 Water Heating Facilities Equipment: Water heating facilities Equipment shall be properly installed (by a licensed Illinois State Plumbing Contractor), maintained, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at temperatures of not less than 110 degrees Fahrenheit. No fuel burning appliances or equipment shall be located in sleeping rooms, bathrooms, clothes closets, or in closets or confined spaces opening into bathrooms or bedrooms. An approved combination temperature/pressure relief valve and metallic relief valve discharge pipe which terminates to within six inches of the floor shall be maintained on all water heaters. All gas water heaters shall have a gas shut-off valve within easy access of the water heater.

Commented [NH51]: Consider better title or separate...JAS

Commented [HN52]: See 603.1.1 below

Commented [FM53]: Redundant with Illinois plumbing code and IFGC.

Section PM-602.2 entitled "Residential Occupancies," is amended and reads as follows:

PM-602.2 Residential Occupancies: Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65-68 degrees Fahrenheit (18-20 degrees Celsius) at a level of three feet (914 mm) above the floor and at a distance of three feet (914 mm) from the exterior walls in all habitable rooms, bathrooms, and toilet rooms based on the outside design temperature required for the locality by the Mechanical Code listed in Chapter 8-Referenced Standards.

PM-602.3 entitled "Heat Supply" is amended and reads as follows:

PM-602.3 Heat Supply: Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory, or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain a room temperature of not less than 65-68 degrees Fahrenheit, (18-20 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms at all times. The temperature shall be measured at a point three feet (914 mm) above the floor and three feet (914 mm) from the exterior walls. When the outdoor temperature is below the outdoor design temperature required for the locality by the Mechanical Code listed in Chapter 8, the owner or operator shall not be required to maintain the minimum room temperatures, provided the heating system is operating at full capacity, with supply valves and dampers in a full open position.

Section PM-602.4 entitled "Occupiable Work Space," is amended to read as follows:

PM- 602.4 Occupiable Work Space: Every enclosed occupied work space shall be supplied with sufficient heat during the period from ~~October~~ September 15 to May 15 to maintain a temperature of not less than 65-65 degrees Fahrenheit, (18-18 degrees Celsius) during all working hours. The temperature shall be measured at a point three feet, (914 mm) above the floor and three feet (914 mm) from exterior walls.

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.

Section PM-602.5 entitled "Room temperature measurement," is deleted.

Section PM-603.1.1 entitled "Fuel Burning Appliances," is added and reads as follows

PM-603.1.1 Fuel Burning Appliances: No fuel burning appliances or equipment shall be located in sleeping rooms, bathrooms, clothes closets, or in closets or confined spaces opening into bathrooms or bedrooms.

Formatted: Font: Bold

Commented [FM54]: Questionable to remove. The language here is stronger adding in all fuel burning appliances, but we can point to it in the IFGC as why this is not allowed as well, so we would need to redirect Citizenserve to 603.1 and IFG

Section PM-603.3.1 entitled "Enclosure," is added and reads as follows:

PM-603.3.1 Enclosure: All furnace/mechanical areas containing fuel-fired equipment shall have a fire rated ceiling or approved sprinkler protection. All fuel-fired furnace/mechanical equipment located in occupied areas shall be enclosed by a one-hour fire resistance rated wall construction.

EXCEPTION: Equipment and equipment areas exclusively servicing and located in individual dwelling unit or tenant space.

Section PM-603.7.2 entitled "Gas Connections," is added and reads as follows:

PM-603.7.2 Gas Connections: ~~Gas appliances and/or equipment shall be connected by rigid pipe. A union shall be installed between the appliance/equipment and the appliance shut-off valve. All appliance/equipment gas connections shall be equipped with a drip leg, (dirt trap) placed at the appliance/equipment point of connection. Approved, listed, flexible connectors shall be used when the connected appliance is subject to vibration and/or is easily moved, (e.g., domestic gas cook stoves and domestic gas clothes dryers). Existing gas piping that does not pose a danger, (i.e., undersized, kinked, or exposed to damage) may remain in use until replacement of the appliance and then will be installed in accordance with the Mechanical Code listed in Chapter 8-Referenced Standards as adopted.~~

EXCEPTION: ~~Approved, listed, flexible connectors shall be used when the connected appliance is subject to vibration and/or is easily moved, (e.g., domestic gas cook stoves and domestic gas clothes dryers). Existing gas piping that does not pose a danger, (i.e., undersized, kinked, or exposed to damage) may remain in use until replacement of the appliance and then will be installed in accordance with the Mechanical Code listed in Chapter 8-Referenced Standards.~~

Section PM-603.7.7 entitled "Boiler Inspection," is added and reads as follows:

PM-603.7.7 Boiler Inspection: ~~Each boiler(s) and pressure vessel(s) serving more than six (6) units or over 200,000 BTU shall be inspected in accordance with the requirements of the State of Illinois Office of the State Fire Marshal Division of Boiler and Pressure Vessel Safety. A current copy of the inspection certificate shall be posted in the boiler room.~~

Section PM-603.8.8 entitled "Fireplaces," is added to read as follows:

PM-603.8.8 Fireplaces: Fireplaces and solid burning appliances shall be stable and structurally safe, and connected to an approved chimney or flue. Wood burning appliances shall be installed and maintained in accordance with the manufacturer's specifications and the Mechanical Code ~~listed in Chapter 8-Referenced Standards of the City of Urbana.~~

Section PM-604.2 entitled "Service," is amended to read as follows:

PM-604.2 Service: ~~The size and usage of appliances and equipment shall be used as a basis for determining the need for additional facilities in accordance with ICC National Electrical Code listed in Chapter 8-Referenced Standards. Every dwelling unit shall be served by a main service which is not less than 60 amp, three wire. Every dwelling unit shall have adequate distribution with proper grounding and bonding and sized in accordance with the ICC National Electrical Code listed in Chapter 8-Referenced Standards. All occupants of the dwelling unit shall have ready access to all overcurrent devices protecting the conductor supplying that occupancy.~~

Section PM-605.1 entitled "Installation," is amended to read as follows:

PM-605.1 Installation: All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Overcurrent devices shall be sized according to the ampacity of the distribution wire. All plug type fuses shall be type "S" non-tamperable. All switches, receptacles, and junction boxes shall have approved cover plates, be securely mounted, and all electrical receptacles shall have adequate tension.

Commented [FM55]: Section G2406 IRC deals with this section

Commented [FM56]: Redundant with IFG and Mechanical Code, all new installs are permitted and inspected and any changes to current installs should be according to new install code.

Commented [FM57]: Remove as not needed IPMC 604.2 has better wording Electrical Inspector Approved

Section PM-605.1.1 entitled "Outlet Extensions," is added and reads as follows:

PM-605.1.1 Outlet Extensions: The use of extension cords and outlet multipliers is prohibited except for temporary extensions sized appropriately for the use. ~~and such devices may be approved by the Code Official as safe.~~

Section PM-605.2 entitled "Receptacles," is amended to read as follows:

PM-605.2 Receptacles: Every habitable space or dwelling shall contain at least two separate and remote duplex receptacle outlets. Habitable spaces and dwelling units of 120 square feet in area shall have at least three separate and remote duplex outlets. ~~A duplex outlet shall be required for each additional 50 square feet or fraction thereof.~~ Every laundry area shall contain at least one grounded type receptacle. Every bathroom shall contain at least one wall mounted ground fault circuit interrupter, (GFCI) protected receptacle. ~~All counter-top electrical receptacles within six feet of the kitchen a sink and exterior receptacles shall be GFCI protected.~~

Section PM-605.3 entitled "Luminaires," is amended to read as follows:

PM-605.3 Luminaires: Every outdoor entrance, interior hallway, stairway, kitchen, water closet compartment, bathroom, laundry room, mechanical room, and other spaces used for storage or containing equipment requiring servicing shall be illuminated by at least one approved electric lighting fixture.

Section PM-702.1.1 entitled "Types of Exits," is added and reads as follows:

PM-702.1.1 Types of Exits: ~~Approved exits may include doorways, passageways, corridors, interior stairways, exterior stairways, escalators, smoke proof enclosures, ramps, horizontal exits, bridges, balconies, fire escapes, and combinations thereof constructed and arranged as provided in this code and applicable sections of the Building Code as listed in Chapter 8-Referenced Standards.~~

Formatted: Font: Italic

Section PM-702.3.1 entitled "Arrangements of Exits," is added and reads as follows:

PM-702.3.1 Arrangements of Exits: ~~Where more than one exit is required, such exits shall be remote from each other and so arranged and constructed as to minimize any possibility that more than one exit may be blocked by any fire or emergency condition.~~

Section PM-702.49 entitled "Emergency Escape openings," is added and reads as follows:

PM-702.49 Emergency Escape: ~~Every sleeping room below the fourth story of Use Group R Residential Occupancies 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. The units must be openable from the inside to a full clear opening without the use of separate tools, special knowledge, keys or excessive force. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches (1118 mm) above the floor.~~

Commented [SJ58]: Work on this definition – if needed add definition in definitions section

Commented [BM59]: Yes, let's work the definition, not let the definition work us :) I am so up for brainstorming tomorrow. I am SO going to over-caffeinate in the morning. You've been warned.

EXCEPTIONS:

~~The existing sleeping room windows in private dormitories are not required to meet minimum egress size requirements as long as there is an approved continuously supervised monitored corridor fire alarm system and two independent approved means of egress from each floor level. However, upon window replacement, they will be required to meet minimum emergency egress window size requirements.~~

~~2. Buildings equipped throughout with complete automatic fire suppression systems.~~

Section PM-702.94.1 entitled "Dimensions," is added and reads as follows:

PM-702.94.1 Dimensions: The minimum net clear opening height dimension shall be 22 inches (559 mm). The minimum net clear opening width dimensions shall be 20 inches (508 mm). The net clear opening area shall in no case be less than four square feet, (0.4 meters squared).

Section PM-702.49.2 entitled "Escape Area," is added and reads as follows:

PM-702.94.2 Escape Area: Each egress window from sleeping rooms must have a minimum total glass area of not less than five square feet (0.5 meters squared) in the case of ground floor windows and not less than 5.7 square feet (0.53 meters squared) in all other cases.

Section PM-702.5 entitled "Exit Signs," is added and reads as follows:

PM-702.5 Exit Signs: All means of egress shall be indicated with approved exit signs where required for the Building Code listed in Chapter 8-Referenced Standards. All exit signs shall be maintained visible and all illuminated exit signs shall be illuminated at all times that the building is occupied. Existing exit signs may continue to be used pending the approval of the Code Official.

Section PM-702.5.1 entitled "Egress Illumination," is added and reads as follows:

PM-702.5.1 Egress Illumination: All means of egress shall be equipped with artificial lighting in accordance with the requirements for new buildings in the Building Code listed in Chapter 8-Referenced Standards. Emergency lighting shall be provided in accordance with Table PM-702.5.1 and when required, shall be installed and maintained in an approved manner.

TABLE PM-702.5.1

EMERGENCY LIGHTING

<u>Use Group</u>	<u>Where Required</u>
R (Hotels, Dormitories)	Where more than 25 rooms, unless all rooms have direct exits to the outside at grade level.
Apartments	Where greater than three stories or more than 12 units.
Rooming/Lodging	All
One- and Two-Family	Not required.
A (Assembly)	All except those used for religious worship exclusively, with a capacity less than 300.
E (Education)	All
M (Mercantile)	All except those with 3,000 square feet or less on a single floor level.
B (Business)	When two or more stories above the level of exit discharge, or when more than 100 occupants on any level above or below the level of exit discharge, or when more than 1,000 occupants.
H (High Hazard)	All

Commented [FM60]: Remove Egress standards as IPMC has updated their standards and Ordinance is less stringent on measurement.

I (Institutional) _____ All

S (Storage)/F (Factory/Industrial) _____ All except when not normally occupied; or when occupied only during daylight hours with adequate natural illumination of all portions of the means of egress.

Section PM-702.6 entitled "Number of Exits," is amended added and reads as follows:

PM-702.6 Number of Exits: Every habitable or occupiable floor level shall have access to not less than two (2) remote and independent exits;

EXCEPTIONS:

1. Floor levels complying with the requirements of the *Building Code* listed in Chapter 8.
2. Any dwelling unit with an exit directly to the street or yard at ground level, or by the way of an outside stair or enclosed stairway serving that unit exclusively, and not communicating with any floor level below the level of exit discharge, may have a single exit.
3. The stairway is completely enclosed by barriers having a fire resistance rating of at least one hour with self-closing one-hour fire protection rated doors protecting all openings between the stairway enclosure and the building;
 - (a) The stairway does not serve more than one-half story below the level of exit discharge.
 - (b) All corridors serving as access to exits have at least a one-hour fire resistance rating.
 - (c) There is not more than 35 feet of travel distance from the entrance door of any living unit to an exit.
 - (d) Three-quarter hour fire rated horizontal and vertical separation between living units is provided.

Formatted: Font: Italic

Section PM-702.6.1 entitled "Enclosure Rating," is added and reads as follows:

PM-702.6.1 Enclosure Rating: Enclosures connecting not more than four floor levels shall have a fire resistance rating of not less than one-half hour with approved opening protectives. Enclosures connecting more than four floor levels shall have a fire resistance rating of not less than one hour with approved opening protectives.

Section PM-702.6.2 entitled "Protectives," is added and reads as follows:

PM-702.6.2 Protectives: Doors opening into exit corridors and door assemblies in exit enclosures required to have a fire resistance rating shall be self-closing or automatic closing by smoke detection, with a 20-minute fire resistance rating. All separation doors shall be constructed to resist the passage of smoke and shall be equipped with closing and latching hardware.

EXCEPTIONS:

1. One and three-quarter inch solid bonded wood core doors may be approved in the place of a labeled 20-minute fire resistance door.
2. Existing non-rated room doors in buildings of Use Group R-2 protected by an approved supervised automatic alarm system may remain until normal maintenance requires their replacement.
3. Non-rated assemblies opening onto a corridor may remain in buildings equipped with approved corridor or full fire suppression systems, and where the Building Code allows a corridor fire resistance rating of less than one-half hour.

Section PM-702.7 entitled "Dead End Travel Distance," is added to read as follows:

PM-702.7 Dead-End Travel Distance: All corridors which serve more than one exit shall provide direct connection to such exits. The length of a dead-end corridor shall not exceed 35 feet in all uses except mercantile, business, industrial, and storage which may have a dead-end or common path of travel of up to 50 feet. The dead-end travel distance limitation shall be increased to 70 feet in all use groups except "H" when the building is equipped throughout with an approved automatic fire suppression system.

Section PM-702.85 entitled "Fire Escape Stairs," is added and reads as follows:

PM-702.85 Fire Escape Stairs: Fire escape stairs may be used as an element of the required means of egress, subject to the requirements and limitations of Section 3404 of the Building Code and Table PM-702.85. Fire escape stairs shall be exposed to the smallest number of door and window openings possible.

TABLE PM-702.85
FIRE ESCAPE STAIRS

	Fire Escape Stairs Previously Approved
Minimum Widths	18 inches (45.7 cm) clear between rails
Minimum Horizontal	18 inches (45.7 cm)
Dimension any Landing or Platform	clear
Maximum Riser Height	12 inches (30.5 cm)
Minimum Tread, Exclusive of Nosing	8 inches
Minimum Nosing or Projection Construction	No requirement
Construction	Compliance with Section 3404.3 of the Building Code
Winders	Permitted subject to capacity penalty
Risers	No requirement
Spiral	Permitted subject to capacity penalty
Maximum Height Between Landing	12 feet (3.7 m)
Headroom, Minimum	6 feet, 8 inches (203 cm)
Handrail Height	42 inches (107 cm)
Access to Escape	Windows
Level of Access Opening	Same

Formatted Table

Discharge to Ground	Swinging stair or ladder if approved by authority having jurisdiction
Capacity, Number of Persons	10; if winders or ladder from bottom balcony, 5; if both, 1

Section PM-702.8.1 entitled "Access," is added and reads as follows:

PM-702.8.1 Access: Access to a fire escape stair shall be directly to a balcony, landing, or platform. These shall be no higher than the floor or window sill level and no lower than eight inches below the floor

	Minimum Fire Escape Dimensions
<u>Minimum Widths</u>	<u>18 inches (45.7 cm) clear between rails</u>
<u>Minimum Horizontal</u>	<u>18 inches (45.7 cm)</u>
<u>Dimension any Landing or Platform</u>	<u>clear</u>
<u>Maximum Riser Height</u>	<u>12 inches (30.5 cm)</u>
<u>Minimum Tread, Exclusive of Nosing</u>	<u>8 inches</u>
<u>Minimum Nosing or Projection Construction</u>	<u>No requirement</u>
<u>Construction</u>	<u>Compliance with the <i>Existing Building Code</i></u>
<u>Winders</u>	<u>Permitted subject to capacity penalty</u>
<u>Risers</u>	<u>No requirement</u>
<u>Spiral</u>	<u>Permitted subject to capacity penalty</u>
<u>Maximum Height Between Landing</u>	<u>12 feet (3.7 m)</u>
<u>Headroom, Minimum</u>	<u>6 feet, 8 inches (203 cm)</u>
<u>Handrail Height</u>	<u>42 inches (107 cm)</u>
<u>Access to Escape</u>	<u>Windows</u>
<u>Level of Access Opening</u>	<u>Same</u>
<u>Discharge to Ground</u>	<u>Swinging stair or ladder if approved by authority having jurisdiction</u>
<u>Capacity, Number of Persons</u>	<u>10; if winders or ladder from bottom balcony, 5; if both, 1</u>

level nor 18 inches below the window sill.

Section PM-702.9 entitled "Emergency Escape," is added and reads as follows:

PM-702.9 Emergency Escape: Every sleeping room below the fourth story of Use Group R Occupancies 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. The units must be openable from the inside to a full clear opening without the use of separate tools, special knowledge, keys or excessive force. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

Commented [SJ61]: Work on this definition – if needed add definition in definitions section

EXCEPTIONS:

- The existing sleeping room windows in private dormitories are not required to meet minimum egress size requirements as long as there is an approved continuously supervised monitored corridor fire alarm system and two independent approved means of egress from each floor level. However, upon window replacement, they will be required to meet minimum emergency egress window size requirements.

~~2. Buildings equipped throughout with complete automatic fire suppression systems.~~

Section PM-702.9.1 entitled "Dimensions," is added and reads as follows:

PM-702.9.1 Dimensions: The minimum net clear opening height dimension shall be 22 inches (559 mm). The minimum net clear opening width dimensions shall be 20 inches, (508 mm). The net clear opening area shall in no case be less than four square feet, (0.4 meters squared).

Section PM-702.9.2 entitled "Escape Area," is added and reads as follows:

PM-702.9.2 Escape Area: Each egress window from sleeping rooms must have a minimum total glass area of not less than five square feet (0.5 meters squared) in the case of ground floor windows and not less than 5.7 square feet (0.53 meters squared) in all other cases.

Section PM-702.10 entitled "Shaft Enclosures," is added and reads as follows:

PM-702.10 Shaft Enclosures: All vertical shafts shall be protected in such a fashion as to provide a barrier to fire penetration.

Section PM-703.1 entitled "Fire Resistance-rated Assemblies," is amended to read as follows:

PM-703.1 Fire Resistance-rated Assemblies: All residential use groups shall have a minimum of a one-half hour fire resistance rating between dwelling units. The fire resistance ratings of floors, walls, ceilings, and other elements and components shall be maintained.

Section PM-704.1.2.14 entitled "Fire Alarm System," is added and reads as follows:

PM-704.1.2.14 Fire Alarm System: All buildings shall be equipped with a fire alarm system as required by the International Building Code listed in Chapter 8-Referenced Standards.

EXCEPTION: —Previously approved manual fire alarm systems shall be accepted as meeting this requirement monitored by December 31, 2027.

Section PM-704.1.4 entitled "Fire Extinguishers," is added and reads as follows:

PM-704.1.4 Fire Extinguishers: Portable fire extinguishers shall be installed and maintained in all occupancies other than one- and two-family dwellings in accordance with the International Fire Code listed in Chapter 8-Referenced Standards. All residential occupancies shall have a minimum 2A10BC extinguisher per floor level accessible to all occupants of that floor and not greater than a travel distance of 75 feet, except that multiple family dwellings may have a minimum of one 1A10BC extinguisher located in each dwelling unit. All fire extinguishers shall be maintained in accordance with NFPA 10.

Section PM-705.3 entitled "Fire Standpipe Systems," is added and reads as follows:

PM-705.3 Fire Standpipe Systems: All buildings having a floor used for human occupancy located more than four stories above grade shall be provided with standpipes according to the Building Code listed in Appendix A, except that an automatic water supply, hose, and cabinets are not required. The standpipe shall have a Fire Department approved connection, with hose connections at each floor level. Hose connections shall be identified and accessible. If provided with hose, it shall be in proper position, ready for operation, dry, and free of deterioration.

Section PM-704.5 entitled "Carbon Monoxide Detectors," is added and reads as follows:

PM-704.5 Carbon Monoxide Detectors:

1. Every dwelling unit shall be equipped with at least one approved carbon monoxide detector alarm

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Indent: Left: -1.5"

Formatted: Indent: Left: 0", First line: 0", Tab stops: Not at 0" + 0.5" + 1"

in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may 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 relating 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. ~~dwelling (s) equipped with~~
3. The carbon monoxide alarms may be either battery powered, plug-in with battery backup, or wired into the structure's AC power line with secondary battery back-up.

EXCEPTIONS: The following residential units shall not require carbon monoxide detectors.

1. A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water, is not connected in any way to a garage, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Official, to receive carbon monoxide from that source.
2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Official.

Section PM-705.3 entitled "Fire Standpipe Systems," is added and reads as follows:

PM-705.3 Fire Standpipe Systems: All buildings having a floor used for human occupancy located more than four stories above grade shall be provided with standpipes according to the Building Code listed in Appendix A, except that an automatic water supply, hose, and cabinets are not required. The standpipe shall have a Fire Department approved connection, with hose connections at each floor level. Hose connections shall be identified and accessible. If provided with hose, it shall be in proper position, ready for operation, dry, and free of deterioration.

Section PM-705.4 entitled "Fire Extinguishers," is added and reads as follows:

PM-705.4 Fire Extinguishers: Portable fire extinguishers shall be installed and maintained in all occupancies other than one- and two-family dwellings in accordance with the International Fire Code listed in Chapter 8-Referenced Standards. All residential occupancies shall have a minimum 2A10BC extinguisher per floor level accessible to all occupants of that floor, except that multiple family dwellings may have a minimum of one 1A10BC extinguisher located in each dwelling unit.

Section PM-705.7 entitled "Commercial Kitchen Exhaust Systems," is added and reads as follows:

PM-705.7 Commercial Kitchen Exhaust Systems: Commercial kitchen exhaust hood and duct systems, other than steam tables, completely enclosed ovens, cooking appliances located within a dwelling unit, and not used for commercial purposes and auxiliary cooking equipment that does not produce grease-laden vapors, shall be equipped with an approved automatic fire suppression system.

Section PM-705.8 entitled "High Hazard Use," is added and reads as follows:

PM-705.8 High Hazard Use: All buildings and portions thereof of high hazard use as defined by the Building Code listed in Chapter 8-Referenced Standards shall be equipped throughout with an approved automatic fire suppression system.

Secs. 5-81 - 5-90. Reserved.

Formatted: Font: Arial

Formatted: Indent: Left: 0"

Formatted: Font: Italic

Commented [HN62]: Moved above and renumbered

ARTICLE VI ELECTRICAL CODE

Sec. 5-51. Adoption of the National Electrical Code. *The National Electrical Code (NFPA 70 – ~~2008~~ 2020~~14~~) as copyrighted by the National Fire Protection Association is hereby adopted and incorporated herein by reference, as if fully set out in this Article, with the additions and changes prescribed hereinafter. Article 80 is specifically exempted.*

Sec. 5-52. Effect of State Law. *The adoption of the ~~2008~~ 2020~~14~~ National Electrical Code (NFPA 70 – ~~2008~~ 2020~~14~~) herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as this Article imposes a more stringent requirement or standard than does the state statute.*

Sec. 5-53. Amendments, Deletions, and Modifications. *The following additions, deletions, amendments or substitutions, as defined in Article I, Section 5 of this Ordinance, are hereby made to the National Electrical Code.*

ARTICLE 90 Administration and Enforcement:

Section 90-1. General:

- A. Title:** This Code shall be known as the Electrical Code of the City of Urbana, Illinois, hereinafter referred to as the Electrical Code or "this Code".
- B. Scope:** The design, installation, maintenance, alteration, and inspection of the electrical systems shall comply with the requirements of this Code.
- C. Intent:** This Code shall be construed liberally and justly to insure public health, safety, and welfare insofar as they are affected by the installation and maintenance of electrical systems.
- D. Safety:** This Code contains provisions necessary for safety. Compliance therewith and proper maintenance will result in an installation essentially free from hazard, but not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.
- E. Non-Instruction:** This Code is not intended as a design specification nor as an instruction manual for untrained persons.
- F. Liability:** This Code shall not be construed to affect the responsibility or liability of any party owner, operating, controlling, or installing any electrical equipment, for damage to persons or property caused by any defect therein, nor shall the City be held as assuming such liability by reason of the inspection or re-inspection authorized herein or the certificate of approval issued as herein provided, or by reason of the approval or disapproval of any equipment authorized herein.
- G. Building Safety Code Board of Appeals:** All appeals and variations of the Electrical Code shall be heard by the Building Safety Code Board of Appeals as established in Section - 113.1-113.3 of the International Building Code ~~2009~~2021~~15~~ as amended.

Section 90-2 Applicability: The provisions of this Code shall apply to the installations and equipment within, on, or around public and private buildings, or other structures, including mobile homes, recreational vehicles, floating buildings, and other premises such as yards, carnival, parking, and other lots and industrial substations.

A. Also covered are:

1. Installation of conductors that connect to the supply of electricity.
2. Installation of other outside conductors on the premises.
3. Installation of optical fiber cable.
4. Certain low voltage installations.

B. It is the intent that this Code covers all premises wiring or wiring other than utility owned metering equipment, on the load side of the service point of buildings, structures, or any other premises not owned or leased by the utility. Also, it is the intent that this Code covers installations in buildings used by the utility company for purposes such as office buildings, warehouses, garages, machine shops, and recreational buildings which are not an integral part of a generating plant, substation, or control center.

C. This Code shall not cover:

1. Installations in ships, watercraft other than floating buildings, railway rolling stock, aircraft, or automotive vehicles other than mobile homes and recreational vehicles.
2. Installations underground in mines.
3. Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communication purposes.
4. Installations of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for such installations.
5. Installations under the exclusive control of electric utilities for the purpose of communication, or metering, or for the generation, control, transformation, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property.

D. Matters Not Provided For: Any requirements essential for the safe operation of any appliance or electrical system not specifically provided for by this Code shall be determined by the Electrical Official.

E. Continuation of Unlawful Use: It shall be unlawful to install, extend, alter, repair, or maintain electrical systems in or adjacent to buildings except in conformity with this Code.

Section 90-3 Existing Electrical Systems:

A. Application: This Code shall apply to existing electrical systems described in this Section.

1. Electrical systems in a building occupied for occupancies or uses other than those for which it was occupied at the time this Code became applicable.
2. Electrical systems in a building moved as specified in Section 90-6.

B. Additions or Alterations: Any addition or alteration, regardless of cost, made to an electrical system shall be made in conformity with applicable regulations of this Code. Where additions or alterations subject parts of existing systems to loads exceeding those permitted herein, such parts shall be made to comply with this Code.

C. Existing Use Continued: Except as otherwise provided in this Code a provision in this Code shall not require the removal, alteration, or abandonment of, nor prevent continued use of, an existing electrical system; provided the system conforms with the codes in existence at the time of its installation.

Section 90-4 Repairs and Maintenance:

A. Maintenance: All electrical systems, both existing and new, and all parts thereof shall be maintained in a safe condition. All devices or safeguards which are required by this Code shall be maintained in good working order.

B. Owner Responsibility: The owner or the owner's designated agent shall be responsible for the maintenance of electrical systems.

Section 90-5 Demolition: No building or structure shall be demolished until the electrical service has been properly terminated by the utility company. The Electrical Official may require notification of termination, in writing from the utility company.

Section 90-6 Moved Structures: The electrical systems in a building or structure which is to be moved or relocated must comply with the minimum requirements for rewiring existing construction before such building may be occupied, (See Section 120.2 B, C, D, & E).

Section 90-7 Approval:

A. It shall be unlawful for any person to use any electrical device, apparatus, wiring material, or current limiting device of any kind that does not meet the Standards of Underwriters Laboratories or other approved testing laboratories, listed in Chapter 35 of the ~~-2009-2011~~²⁰¹⁵ International Building Code, Entitled: Referenced Standards, as to safety and adequacy.

B. The Electrical Official may waive specific requirements in this Code or permit alternate methods, where it is assured that equivalent objectives can be achieved by establishing and maintaining effective safety.

This Code may require new products, constructions, or materials which may not yet be available at the time the Code is adopted. In such event, the authority having jurisdiction may permit the use of the products, construction, or materials which comply with the most recent previous edition of this Code adopted by this jurisdiction.

C. Research and Investigations: The Electrical Official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly, and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, its use may be approved subject to the requirements of this Code. The costs of all tests, reports, and investigations required under these provisions shall be paid by the applicant.

D. Special Permission: The authority having jurisdiction for enforcing this Code may grant exception for the installation of conductors and equipment not under the exclusive control of the electric utilities and used to connect the electric utility supply system to the service-entrance conductors of the premises served, provided such installations are outside a building or terminate immediately inside a building wall.

E. Accepted Industry Practice: In the absence of provisions not specifically contained in this Code or approved rules, accepted industry practice in respect to material, equipment, or method of installation will serve as the standard for enforcement by the Electrical Official governing electrical installations.

Section 90-8 Electrical Official:

A. General: The Electrical Inspector of the Building Safety Division of the Department of Community Development Services of the City of Urbana shall be designated the Electrical Official for the purposes of this Code.

B. Relief from Personal Responsibility: The Electrical Official, officer or employee charged with the enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of Official duties. Any suit instituted

against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Official or any subordinate shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any officer of the Office of Electrical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section 90-9 Duties and Powers:

A. General: The Electrical Official shall enforce all the provisions of this Code relative to the installation, alteration, repair, maintenance, or operation of all electrical systems, devices, and equipment, except as may otherwise be specifically provided for by other requirements or as provided in the following sections.

1. The provisions of this Code may be modified or waived by special permission, by the Electrical Official where such permission is allowed by a section in this Code.

B. Application and Permits:

1. The Electrical Official shall receive applications and issue permits for the installation and alteration of electrical systems and equipment.
2. The Electrical Official shall have the authority to deny issuance of an electrical permit to an applicant who is delinquent in obtaining inspections as required in Section 90-16 or delinquent in compliance with notices and orders.

C. Notices and Orders: The Electrical Official shall issue all necessary notices or orders to remove illegal or unsafe equipment or require repairs or replacement of such equipment.

D. Inspections: The Electrical Official shall make all the required inspections, or may accept reports of inspection by approved services or individuals.

E. Rule Making Authority: The Electrical Official shall have power as may be necessary in the interest of public safety, health, and general welfare to adopt and promulgate rules and regulations to interpret and implement the provisions of this Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving working stresses or fire protection requirements specifically provided in this Code, or of violating approved engineering practice involving public safety.

F. The Electrical Official is hereby empowered to attach to electrical cabinets and equipment, any Official notice or seal to prevent or permit use of electricity and it shall be unlawful for any other person to put or attach such seal or notice, or to break, change, destroy, tear, mutilate, cover, relocate, or otherwise deface or injure any such official notice or seal posted or duly signed by the Electrical Official.

Section 90-10 Permits:

A. The Electrical Official shall examine or cause to be examined all applications for permits and amendments thereto within a reasonable time after filing. If the application or the plans do not conform to the requirements of all pertinent laws, such application shall be rejected. If the Electrical Official is satisfied that the proposed work conforms to the requirements of this Code and all laws and ordinances applicable thereto, a permit shall be issued as soon as practical.

1. No electrical equipment or system shall be altered or installed without first obtaining an electrical permit.

EXCEPTION: A permit shall not be required for minor electrical repairs (involving no new work, alterations, or change whatever) that are necessary and incident to the maintenance only in good

condition of an established plant, installation or system of wiring. However, this exception does not permit the installation of any new circuits or the extension of any circuits already installed.

- B. Application for Permits:** Application for an electrical permit shall be made on forms prepared and provided by the Electrical Official.

- C. Persons Applying:** Applications for electrical permits shall be made only by those persons qualified, as defined by this Code, to perform electrical work.

In no case shall anyone apply for a permit to do work which they are not authorized by the owner or owner's agent to perform.

- D. Plans and Specifications:** The application for the permit shall be accompanied by specifications and plans drawn to scale, with sufficient clarity and detail dimension to show the nature and character of the work to be performed. When quality of materials is essential for conformity to this Code, specific information shall be essential for conformity to this Code, specific information shall be given to establish such quality; and this Code shall not be cited, or the term "legal" or its equivalent to be used, as a substitute for specific information. The Electrical Official may waive the requirement for filing plans when the work involved is of a minor nature.
- E. Revocation:** The Electrical Official may revoke a permit or approval issued under the provisions of this Code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.
- F. Suspension:** Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

Section 90-11 Conditions of Permit:

- A. Qualifications of Contractors:** Except as indicated in Section 90-12 herein, electrical permits shall be issued only to contractors licensed by the City of Urbana to perform such work.
- B. Payment of Fees:** A permit shall not be issued until the fees prescribed in Chapter 14 (licenses and permits) of the Urbana Code of Ordinances are submitted.
- C. Code Compliance:** The permit shall be authorization to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of this Code, except as specifically stipulated by approved modification as described in the application.
- D. Permit Compliance:** All work shall conform to the approved application and plans for which the permit has been issued, and any approved amendments thereto. Modifications or changes in the work shall not be made without first obtaining approval from the Electrical Official and paying any additional required fees.
- E. Not Transferable:** Permits are not transferable. A permit shall be valid only to the party authorized to do the work as indicated on the application and any bona fide employees, as allowed by this Code.
- F. Annual Permits:** The Electrical Official may issue annual permits under the following conditions:
1. Application shall be made annually in a form approved by the Electrical Official.
 2. No permits shall be issued until the proper fees have been paid.
 3. The application for an annual permit shall include the name of the supervising electrician that is to be responsible for the work. The electrical inspector shall be notified prior to

any change in the supervising electrician. The supervising electrician shall be licensed as required in this Code.

4. Work performed under the annual permit shall be limited to minor installations or alterations. Separate electrical permits shall be obtained for major changes in electrical equipment or apparatus, changes in service, relocation of major pieces of equipment or high voltage devices and/or electrical remodeling of areas or spaces including changes in lighting.
5. An annual permit shall be issued only to those businesses, companies, or corporations which use qualified people in modifications and equipment changes. Annual permits may be issued to cover malls, hospitals, factories, and other organizations which have employees for the full-time and constant maintenance and repair of electrical systems.
6. The annual permit shall specify each and every building location or premises where work is to be performed along with the name of the designated supervising electrician.
7. The designated supervising electrician shall maintain a log of all work performed during each month for which the permit was issued. This log shall list the type and location of all work performed under the annual permit. Work not listed on the log and all major electrical work shall require a separate electrical permit. The designated supervising electrician shall update and maintain the log for review by the Electrical Official.
8. Any person violating any of the provisions of this article applicable to annual electrical permit certificates shall be subject to the penalties provided and in addition thereto, the annual electrical permit certificate issued to such person shall be revoked by the Electrical Inspector in writing to the party involved, and any unexpired fee therein shall be retained by the City, provided however, that revocation by the Electrical Official shall be subject to appeal to the Building Safety Code Board of Appeals.

Section 90-12 Registration of Electrical Contractors:

- A. Permits for electrical work shall be issued only to registered electrical contractors as defined herein.

EXCEPTION: Permits may be issued to the owner/occupant of a single-family dwelling used exclusively for living purposes, including the usual accessory buildings to perform electrical work in said dwelling, provided the person is a bona fide owner of such dwelling and that the same will be occupied by the owner for at least one year, and the owner shall personally purchase all material and perform all labor in connection therewith, and provided that all workmanship, methods, and materials shall meet the requirements of this article.

- B. Contractors shall become registered by applying to the Electrical Official. Upon satisfactory compliance with this section, the Electrical Official shall issue a Certificate of Registration authorizing the applicant to engage in such business during the fiscal period for which it is issued.
 1. Applications for registration of an electrical contractor shall not be taken unless submitted with the proper fee, as prescribed in Chapter 14 (Licenses and Permits) of the Urbana Code of Ordinances.
 2. **Assurances Required:** Registration as required above shall require filing with the Electrical Official a statement that such contractor shall restore the city streets, alleys, sidewalks, parking, and all other city property to as good a condition as the same were before such contractor disturbed such for work performed by the contractor.
 3. **Applications:** Registration shall require completion of the application upon the form approved by the Electrical Official.
 4. The application shall specify the supervising electrician(s) responsible for the performance and/or supervision of any and all electrical work to be performed as authorized by a permit obtained by the applicant.
 5. In the event of any change or termination of the Supervising Electrician, the registered electrical contractor shall have ~~five~~ thirty days in which to apply for revision of registration

Formatted: Strikethrough

- or to have another registered electrical contractor apply for a permit and to complete the unfinished work.
6. Any electrical contractor properly licensed in any other jurisdiction, where the licensing requirements of said other jurisdiction are deemed equivalent to Urbana requirements by the Electrical Official, who wishes to perform permit-required work in Urbana, shall submit an application along with proof of current license and the fee prescribed for reciprocal registration as prescribed in Chapter 14 of the Urbana Code of Ordinances. If reciprocal registration is denied, the applicant may either successfully complete the licensing requirements of a supervising electrician in Urbana or an appeal may be made within seven days of receipt of denial to the Building Safety Code Board of Appeals. The Building Safety Code Board of Appeals shall either confirm or deny registration by a majority vote.
 7. Certificates of registration shall expire on the 30th day of June following issuance. Application for renewal shall be made by submitting the proper fee and by submitting any changes to the original application on or before 30 days after the date of expiration. Failure to renew registration July 31 shall require submission of a new application and double the prescribed fee. Any renewal or re-registration which has been expired, revoked, suspended, or otherwise invalid for a period longer than 90 days shall require re-examination of the supervising electrician.
 8. Performance of permit-required electrical work without a valid registration as an electrical contractor in Urbana shall be deemed a violation of this Code.
 9. Any false statement on the application for registration shall constitute fraud, and cause the registration to be null and void.
 10. If in the opinion of the Electrical Official any electrical contractor registered under this Code shall have willfully or repeatedly violated any of the provisions of this Article, the Electrical Official shall refer written charges against such offending registered electrical contractor to the Building Safety Code Board of Appeals. Upon the receipt of such written charges, the Building Safety Code Board of Appeals shall within fourteen (14) calendar days after majority vote of those present, determine whether or not such registered electrical contractor's license shall be suspended or revoked by the City. In no event may a suspension exceed six (6) months. The Electrical Inspector shall keep a suitable record of all registrations issued and a suitable record of all suspensions or revocations by the Board.

Section 90-13 Approval of the Supervising Electrician:

- A. Before any permit to install or alter electrical work shall be issued to any person entitled to secure permits under this Section, such person shall appoint or employ a person, who may be himself/herself, or some other person, for the purpose of the electrical regulations of this Article, who shall be known as the supervising electrician.

1. ~~The supervising electrician shall be employed on a full-time basis with the electrical contractor, and should be available if necessary for any and all inspections if requested by the Electrical Official.~~
2. ~~The supervising electrician shall be on-site or with-in 100 miles during all electrical installations.~~
3. ~~The supervising electrician shall should be available if necessary for any and all inspections if requested by the Electrical Official.~~

- B. The supervising electrician shall have had at least four (4) years or eight thousand (8,000) hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment, and apparatus, or an experience equivalent thereto. Applicants shall furnish the names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this Section shall be required to pass the **National Standard Master Electrician Examination** to be administered by the International Code Council. Said applicant shall pay any

Formatted: Font: 10 pt

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: Bold

examination fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration without restrictions upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Any person denied status as a supervising electrician by the Electrical Official may appeal the denial to the Building Safety Code Board of Appeals. The Board, following a hearing of evidence, shall confirm or reverse the Electrical Official's decision by a majority vote of those members present.

- C. Re-examinations shall be administered by the International Code Council. Said applicant shall pay any examination fees required by the International Code Council. Applicants may re-examine at the earliest allowable time as established by the International Code Council.
- D. The Electrical Official may limit the size, scope, and type of electrical work which the supervising electrician shall be authorized to perform. Applicants seeking to obtain a restricted/limited registration as described in this section shall be required to have had at least two years or 4000 hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment and apparatus, or an experience thereto. Applicants shall furnish names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this section shall be required to pass the **National Standard Residential Standard Journeyman Electrician Exam** to be administered by the International Code Council. Said applicant shall pay any exam fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration with restrictions/limitations upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Such restrictions/limitations shall be based upon the applicant's experience, technical education, and successful performance on the **National Standard Residential Journeyman Electrician Exam**. Such limitations shall be recorded on the Certificate of Registration(s) and shall authorize said supervising electrician to perform electrical work as follows:
 1. One- and Two-Family detached dwelling electrical work.
 2. Sign installations and neon lighting.
 3. Apartment buildings.
 4. Air conditioning and heating installations limited to residential use.

Formatted: Font: Bold

- E. The Electrical Official may limit the size, scope, and type of electrical work which the supervising electrician shall be authorized to perform. Applicants seeking to obtain a restricted/limited registration as described in this section shall be required to have had at least two years or 4000 hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment and apparatus, or an experience thereto. Applicants shall furnish names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this section shall be required to pass the **National Standard Maintenance Electrician Exam** to be administered by the International Code Council. Said applicant shall pay any exam fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration with restrictions/limitations upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Such restrictions/limitations shall be based upon the applicant's experience, technical education, and successful performance on the National Standard Maintenance Electrician Exam. Such limitations shall be recorded on the Certificate of Registration(s) and shall authorize said supervising electrician to perform electrical work as follows:

Formatted: Indent: Left: -0.5"

Formatted: Font: Bold

1. Limited to facility where employed
2. Commercial/industrial electrical maintenance
3. Circuit installation not exceeding 60amp
4. Motor control wiring

- 5. [HVAC installations not exceeding 60amp](#)
- 6. [Sign installations](#)

Appeals of limitations shall be treated the same as an appeal of denial as described in Section 90-13(B) of this Code.

Section 90-14 Registration of Electronic Fire Protection Contractors:

- A. A permit shall be required for the installation of electronic fire protection systems, low voltage or otherwise, including all fire alarm systems and electronic supervising components of fire suppression systems.
- B. Contractors who install and/or maintain electronic fire protection systems shall be registered electrical contractors as prescribed in Section 90-12 or shall be registered as Electronic Fire Protection System Contractors.
 - 1. The Electrical Official shall issue registrations as Electronic Fire Protection Systems Contractors (EFPSC) upon submittal of an application for registration along with proof of a valid State of Illinois license to perform such work. The application shall include the supervising electrician who shall, at a minimum, be approved for the installation of fire alarms.

Section 90-15 Fees:

Fees for permits, testing, licensing, and inspections shall be as prescribed in Chapter 14, (Licenses and Permits), of the Urbana Code of Ordinances.

Section 90-16 Inspections:

All work and equipment for which a permit is obtained under this Code shall be inspected and approved by the Electrical Official. Any portion of work intended to be concealed by any permanent portion of the building or by site work shall not be concealed until inspected and approved by the Official. When installation of any equipment is complete, a final inspection shall be made. Equipment regulated by this Code shall not be connected to the power supply and placed in normal operation until it complies with all applicable requirements of this Code, and a final inspection has been completed.

- A. The Electrical Official may order the uncovering of any work which has been concealed and which may prevent reasonable inspection. The uncovering and subsequent repair work shall be performed at the owners of the buildings' expense and the Electrical Official shall not be held responsible for the failure of the permit holder to have the work inspected.
- B. **Inspection of Annual Permits**
 - 1. The Electrical Official shall make periodic inspections of sites where work is authorized by an annual permit.
 - 2. The possessor of a valid annual electrical permit shall be responsible for maintaining a log of work and for assisting the Electrical Official in determining the work performed, within reasonable limits.
- C. No wiring shall be concealed prior to inspection and approval. It shall be the responsibility of the contractor to request inspections as required, also to arrange for entrance to a building, and provide for removal of covers, devices, etc., as is necessary for inspection.
- D. **Final Inspection:** Upon completion of the electrical work and before final approval is given, the Electrical Official shall inspect the work and observe the final test to insure compliance with the requirements of this Code.
- E. **Right of Entry:** In the discharge of duties, the Electrical Official or an authorized representative shall have the authority, subject to applicable law, to enter at any reasonable hour any building, structure, or premises in the city limits of Urbana, to enforce the provisions of this Code.

Section 90-17 Workmanship:

All work shall be conducted, installed, and completed in a workmanlike and approved manner so as to secure the results intended by this Code.

Section 90-18 Electrical Power Supply:

It shall be unlawful for any individual, partnership, corporation, group, or association to supply electricity to any electrical equipment if a permit is required for its installation unless such connection has been authorized by the Electrical Official. It shall be unlawful to make connections to equipment that has been disconnected or ordered disconnected by the Electrical Official.

Section 90-19 Emergency Disconnections: Any person owning or controlling electric wires or apparatus for the transmission of light, heat, or power shall in case of emergency, upon the request of any official of the Fire Department or the Electrical Official disconnect such wires or apparatus as may be designated by such Official.

Section 90-20 Correction/Abatement of Hazards: When any electrical work is found by the Electrical Official to be dangerous to persons or property because it is defective or improperly installed, the person responsible for the electrical system shall be notified by the Electrical Official in writing, and required to make the necessary correction within the time specified in such written notice, and if the person shall fail to make these required corrections, the Electrical Official shall have the power and authority to disconnect or order the discontinuance of electrical service to the electrical equipment or to the entire structure; provided, upon receipt of such written notice from the Electrical Official, the person named as responsible therein shall have the right to submit an appeal to the Building Safety Code Board of Appeals if submitted within three (3) calendar days from receipt of such written notice, provided however, that the Electrical Official shall have the authority to require immediate corrections or to order the disconnection of any electrical device or system which, in the Electrical Official's opinion, shall constitute a fire hazard or shall otherwise be unsafe to the occupants of the building.

Section 90-21 Stop Work Orders:

- A. **Notice to Stop Work:** Upon notice from the Electrical Official that work on any building, structure, or premises is being conducted contrary to the provisions of this Code or in an unsafe or dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. It shall state the conditions under which electrical work may be resumed.
- B. **Unlawful Continuance:** Any person who shall continue any work in or about the structure 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 a violation of this Code.

Section 90-22 Violations:

- A. **Unlawful Acts:** It shall be unlawful for any person, firm, or corporation to erect, construct, alter, repair, remove, demolish, or operate electrical equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.
- B. **Notice:** The Electrical Official shall serve a notice of violation or order on the person responsible for the extension, repair, removal, demolition, or operation of electrical equipment or systems in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- C. **Penalties:** Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair electrical equipment or systems in violation of an approved plan or directive of the Electrical Official, or of a permit issued under the provisions of this Code, shall be subject to the penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

- D. Service:** The notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section 90-23 Appeals:

The appeal of any provision of this Code or any requirement or action by the Electrical Official shall be heard by the Building Safety Code Board of Appeals.

Article 120 entitled, "General Rules for Electrical Installations" is added and reads as follows:

Article 120 -- General Rules for Electrical Installations (Urbana, Illinois)

Section 120-1: The following rules shall apply to all electrical work and materials within the corporate limits of Urbana, Illinois, and shall apply specifically where other requirements in this Code conflict or are less stringent.

Section 120-2 Requirements for Rewiring Existing Residences:

- A.** For the purpose of this Section, installation of a new service to increase the ampacity shall constitute a service upgrade and require no other rewiring. A service upgrade shall be subject to the requirements of Section 120-B and 120-2E. Changing out the same size panel (ampacity) does not constitute a service upgrade or rewire. Application for a permit for a service upgrade and rewire shall be subject to the requirements of Sections 120-2B, 120-2C, ~~120-2D~~, and 120-2-E-D.
- B.** The residence shall meet the requirements of the latest adopted edition of the Property Maintenance Code, except as amended in this section.
- C.** Service: The size and usage of appliances and equipment shall be used as the basis for determining the need for additional facilities in accordance with the latest adopted edition of this Electrical Code. The minimum allowable service capacity shall be 100 Ampere, minimum 20 circuit (~~full size breaker spaces~~), three wire, 120/240 volt. Panel locations shall meet the requirements of the NEC.

EXCEPTION: New panels may be located in the original panel location when located over readily moveable appliances or equipment with prior approval of the Electrical Official. ~~Such approval shall require proper labeling to require moving the equipment prior to servicing the electrical panel.~~

- ~~**D.** The electrical system shall comply with all requirements for new construction and shall specifically comply with Article 210 of this Code, except as follows:~~
- ~~1. Every habitable space in a dwelling unit, and every guest room shall contain at least two separate and remote duplex receptacle outlets. Where such spaces are larger than 120 square feet, an additional remote duplex receptacle outlet shall be required for each additional 50 square feet or fraction thereof, above 120 square feet.~~
 - ~~2. Every public hall, interior stairway, water closet compartment, bathroom, kitchen, laundry room, and furnace room shall be adequately illuminated. At least one electrical light fixture shall be provided with a wall switch (or pull switch were approved by the Electrical Official).~~
 - ~~3. Exterior lighting of entrance ways for all residential buildings shall be required and shall comply with Article 10, Section 1006 of the International Building Code.~~
 - ~~4. Ground fault protection shall be required as prescribed in Article 210.~~
 - ~~5. Arc fault protection shall be required for all sleeping rooms, bedrooms or dorm rooms in all residential occupancies as prescribed in Article 210-12.~~

- ~~6. Existing knob and tube wiring and its associated fixtures shall be abandoned and removed and the affected circuits rewired accordingly. All outlet connections and splices shall be within an approved box.~~
- ~~7. Smoke alarms shall be installed as prescribed in Section R314 of the 2009 2015 International Residential Code.~~
- ~~8. Carbon monoxide alarms shall be installed as prescribed in Section R315 of the 2009 2015 International Residential Code.~~

E.D. Electrical System Hazards: All unsafe conditions shall be disclosed to the owner by the electrical contractor and corrected prior to inspection. The following items are declared to be hazardous and it shall be unlawful to create, maintain or permit the same to exist.

1. Conductors or devices carrying electrical energy in excess of the approved rated capacity.
2. Electrical wiring of all types, not supported in an approved manner (existing wiring will be allowed to remain on the bottom of floor joists in basements if secured at appropriate intervals to eliminate sagging.)
3. Splices unenclosed in approved boxes other than knob and tube wiring inside walls and attics.
4. The absences of, or use of unapproved connectors for splices and termination into boxes or cabinets.
5. Exposed fuse blocks or cleat type lighting fixtures.
6. Defective wiring that is damaged or with deteriorated insulation.
7. Flexible cords, commonly known as lamp or extension cords, used as a substitute for fixed permanent wiring; where run through or behind walls, ceilings, baseboards, doorways, windows, and floors or where attached to building surfaces such as walls, ceilings, floors and baseboards.
8. The use of the grounded circuit conductor (neutral conductor) used for grounding, except where allowed by NEC 250-.142(B), for such listed appliances as stoves, ovens, cook-tops, and clothes dryers.
9. Broken porcelain ~~fixtures~~ luminaires or cord type ~~fixtures~~ luminaires with frayed or deteriorated insulation.
10. Boxes or conduits with excessive number of conductors.
11. Knob and tube wiring in areas other than inside walls or attics that are subject to physical damage (run exposed on walls, ceilings below 7 feet 6 inches, and below floor joists in basements).
12. Broken receptacles or switches and receptacles with inadequate tension.
13. Missing or broken cover plates.
14. Overloaded circuits and inadequate circuit distribution as determined by the Electrical Official. ~~Any Any~~ unsafe conditions other than those specifically noted.

Section 120.3 Additional Load on Existing Service:

It shall be the responsibility of the contractor or other authorized person adding additional circuits or equipment to existing services to determine beforehand if the service is of sufficient size and capacity to carry such additional load as determined by 2020~~14~~ National Electrical Code, Article 220.83 and according to the rules established under other Sections of this Article, and if not, it shall be unlawful to make the addition until the service has been increased to required size.

~~Section 120-4: All existing and new residential services shall comply with the following:~~

New residential service capacity shall not be less than one hundred ampere, ~~twenty circuit (full size circuit breakers);~~ three wire, 120/240 volt for new residences and service upgrades.

~~Section 120-5: All residential branch circuits shall comply with the following:~~

- A. Fifteen amp, 120-volt residential branch circuits shall contain no more than 11 (eleven) outlets;
 Twenty amp, 120-volt residential branch circuits shall contain no more than 13 (thirteen) outlets.

Article 230, Section 230.43 of the National Electrical Code 2008 2014 is amended to read as follows:

Section 230.43 Wiring Methods for 600 Volts, Nominal or Less: Service entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and limited to the following methods: (1) rigid metal conduit; (2) intermediate metal conduit; (3) electrical metallic tubing; (4) wireways; and (5) auxiliary gutters. Rigid metal conduit and intermediate metal conduit are the only wiring methods permitted from the weather-head to the meter socket.

EXCEPTION: Rigid non-metallic conduit shall be permitted for underground service installations and service raceways beyond the meter enclosure or current transformer enclosure, provided all portions of raceway are constructed with rigid non-metallic conduit.

Approved cable tray systems shall be permitted to support cables approved for use as service entrance conductors. See Article 318.

Article 310, Section 310.5 of the National Electrical Code 2008 2014 is amended to read as follows:

Section 310.5: Minimum Size of Conductors: Table 310.5 Voltage rating of conductors up to 2,000 volts shall be (minimum) #14 copper (AWG) and #2 aluminum (AWG).

Article 320, Section 320.108 of the National Electrical Code 2008 2014 is amended to read as follows:

Section 320.108: Type AC cable shall contain an individual equipment grounding conductor in addition to the internal bonding strip within the Armored Cable (AC cable).

Article 330, Section 330.108 of the National Electrical Code 2008 2014 is amended to read as follows:

Section 330.108 Grounding: Type MC cable shall contain an individual grounding conductor to provide an adequate path for equipment grounding as provided by Article 250.

Article 348, Section 348.60 of the National Electrical Code 2008 2014 is amended to read as follows:

Section 348.60: Flexible metal conduit is not approved as a grounding means.

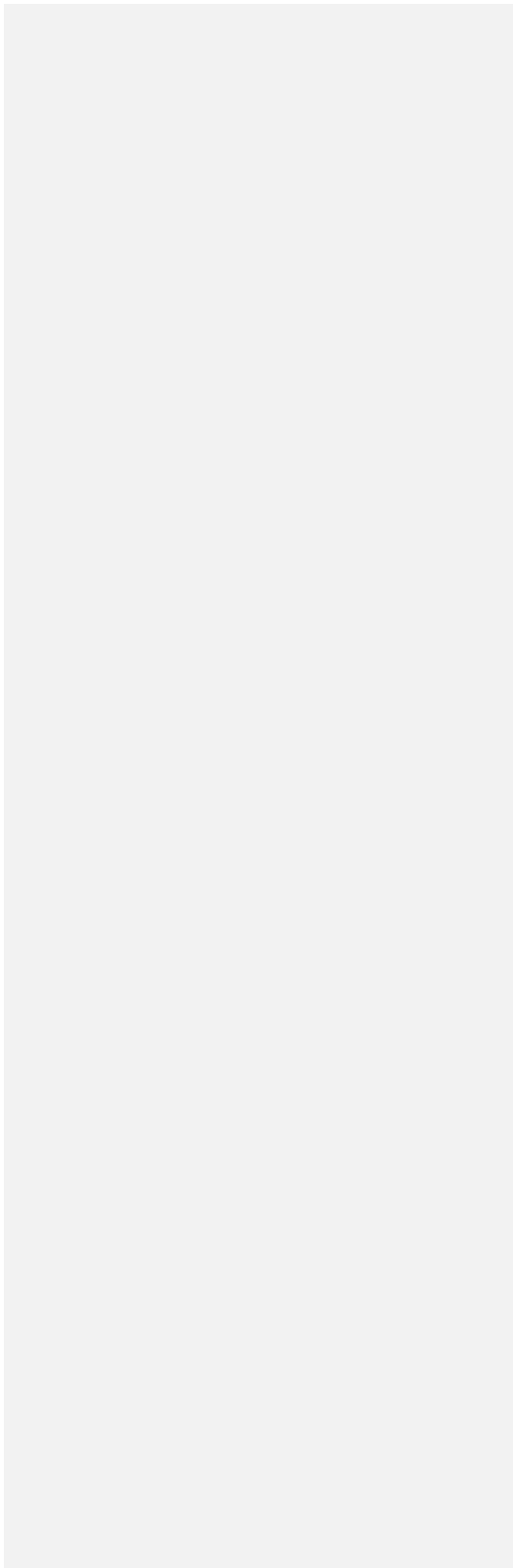
Article 350, Section 350.60 of the National Electrical Code 2008 2014 is amended to read as follows:

Section 350.60 Grounding: Liquidtight flexible metal conduit is not approved as a grounding means.

Article 386, Section 386.60 of the National Electrical Code 2008 2014 added and reads as follows:

Section 386.60 Grounding: Metal surface raceways are not approved as a grounding means.

Secs. 5-54 - 5-60. Reserved.



ARTICLE VII PLUMBING CODE

Sec. 5-61. Adoption of the CURRENT Illinois State Plumbing Code, 2015-2009 Edition of the and the 2021 International Plumbing Code. ~~The 2015-2009 Edition of the International Plumbing Code as promulgated and published by the International Code Council, is~~ are hereby adopted as the Plumbing Code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said Plumbing Code are hereby referred to, adopted and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-63.

Sec. 5-62. Effect of State Law. ~~The adoption of the 2015-2009 Edition of the 2021 International Plumbing Code herein pursuant to home rule powers is not intended to negate any state statute the Illinois Plumbing Code on the same subject except insofar as the article imposes a more stringent requirement or standard than does the state statute Illinois Plumbing Code. Specifically, where differences occur between the 2015-2009 Edition of the International Plumbing Code and the current 2004 State of Illinois Plumbing Code at the time the code is enforced by the City of Urbana, the code rule that, in the opinion of the Plumbing/Mechanical Official, The code that provides the greater protection to the public's safety, health, and property shall apply. shall apply to all plumbing-related activities as governed by the Illinois State Plumbing Code.~~

Sec. 5-63. Additions, Modifications, Deletions, and Substitutions. ~~The following administrative requirements for Plumbing work and permitting apply: sections of the 2015-2009 Edition of the International Building Code are amended or changed as defined hereinafter.~~

Section P-101.1 entitled, "Title," is amended to read as follows:

Section P-101.1 Title: These regulations shall be known as the Plumbing Code of the City of Urbana. Any and all references in the Building Code or any other Ordinance of the City of Urbana which references a plumbing code shall reference this Plumbing Code, hereinafter referred to as "this Code."

~~Section P-103.1 entitled, "General," is amended to read as follows:~~

Section P-103.1 General (Amended): The term "Code Official," as used in this Code, shall refer to the Plumbing/Mechanical Official.

Section P-106.6 entitled, "Fees," is amended and reads as follows:

Section P-106.6 Fees (Amended): The application for a plumbing permit shall be submitted along with the prescribed fees as published in Chapter 14, (licenses and fees) of the Urbana Code of Ordinances.

Section P-106.7 entitled, "Separate Permits Required," is added and reads as follows:

Section P-106.7 Separate Permits Required (Added): A permit shall authorize plumbing work to be performed at only one address. Each structure, building, parcel, or address shall require a separate permit.

Section P-106.8 entitled, "Private Sanitary Disposal Permits," is added and reads as follows:

Commented [KJ1]: We deleted the fee refund section for the mechanical, do we want to do the same for plumbing?

Section P-106.8 Private Sanitary Disposal Permits: A permit for a private sanitary disposal system shall not be issued by the City until proper approval and the required permits have been obtained as required by state law and Chapter 24 of the Urbana Code of Ordinances.

Commented [KJ2]: Do we mention any fees required for the Urbana Champaign Sanitary District, or do we let them fly on their own?

Section P-106.79 entitled, "Excavation Permit," is added and reads as follows:

Section P-106.79 Excavation Permit: A permit for work within the right-of-way and/or for the connection of any storm or sanitary sewer to a public system shall not be issued until approval from the City Engineer has been documented.

Commented [KJ3]: Once again, do we mention UCSD, or let them fly on their own?

Section P-106.5.110 entitled, "Permit Denial," is added and reads as follows:

Section P-106.5.110 Permit Denial: The Plumbing/Mechanical Official shall have the authority to deny issuance of a plumbing permit to any applicant who is delinquent with respect to permits and notices previously issued to applicant.

Section P-107.8 entitled, "Waste Retention and Disposal" is added and reads as follows:

Section P-107.8 Waste Retention and Disposal (Added): The Plumbing/Mechanical Official shall have the authority, subject to applicable law, to inspect at any reasonable time, any waste separator, serving any structure, to ensure that proper waste retention and disposal operations are being maintained.

Section P-108.2.1 entitled, "Service of Notices," is added and reads as follows:

Section P-108.2.1 Service of Notices (Added): The notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section P-108.4 entitled, "Penalties," is amended and reads as follows:

Section P-108.4 Violation Penalties: Any person who violates any provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, install, or repair plumbing equipment or systems in violation of this Code shall be subject to the penalties as prescribed in Section 1-10 of the Urbana Code of Ordinances. Each day that a violation continues shall be deemed a separate offense.

Section P-108.5 entitled, "Stop Work Orders," is amended and reads as follows:

Section P-108.5 Stop Work Orders (Amended): Any person who shall continue any work in or about the structure 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 subject to penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Section P-109.1.1 entitled, "Building Safety Code Board of Appeals," is added and reads as follows:

Section P-109.1.1 Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals as prescribed in the International Building Code, 20152009 as amended.

Sections P-109.2 through P-109.7 are deleted.

Section P-201.5 entitled, "Plumbing/Mechanical Official," is added and reads as follows:

Section P-201.5 General Definitions: Plumbing/Mechanical Official: Wherever the terms "Code Official," "Administrative Authority," or "Plumbing Official" are used in this Article or in codes and standards referenced by this Article, they shall be held to mean the Plumbing/Mechanical Official of the Building Safety Division of the City of Urbana, Illinois, Community Development Services Department.

Section P-301.8 entitled, "Residential," is added and reads as follows:

Section P-301.8 Residential (Added): One- and Two-Family homes for which a building permit for initial construction is issued after July 1, 1994, with levels below grade which are provided with plumbing fixtures or drains must have overhead discharge and no gravity discharge to the sewer system.

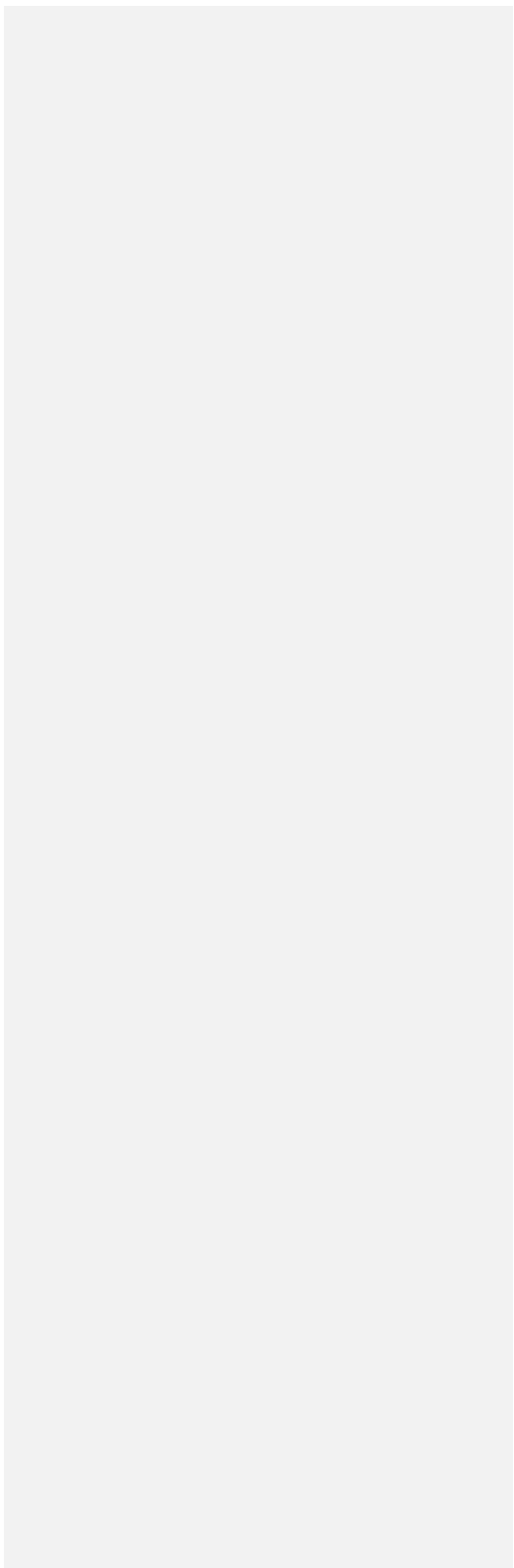
Section P-301.9 entitled, "Public Systems Available," is amended and reads as follows:

Section P-301.9 Public Systems Available (Added): A public water supply or public sewer system shall be considered available to a building when the building is located within 100 feet of the public water main or sewer.

Current 2014 Illinois State Plumbing Code as amended

Promulgating Agency: Illinois Department of Public Health

Secs. 5-64 - 5-70. Reserved.



ARTICLE VIII MECHANICAL CODE

Sec. 5-71. Adoption of the ~~2015-2015-2021-2009~~ Edition of the International Mechanical Code. The ~~2015-2021-2009~~ Edition of the International Mechanical Code, as published by the International Code Council, is hereby adopted as the mechanical code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said ~~2015-2021-2009~~ Edition of the International Mechanical Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes prescribed in Section 5-73 of this Article.

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Sec. 5-72. Effect of State Law. The adoption of the ~~2015-2021-2009~~ Edition of the International Mechanical Code herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute.

Formatted: Strikethrough

Sec. 5-73. Additions, Deletions, Modifications, and Amendments. The following sections of the ~~2015-2009-2021~~ Edition of the International Mechanical Code, are amended and/or changed as defined in this Article, as follows:

Formatted: Strikethrough

Section M-101.1 entitled, "Title," is amended to read as follows:

Section M-101.1 Title: This code (as amended) shall be known as the Mechanical Code of the City of Urbana, Illinois, hereinafter referred to as the Mechanical Code, or "this Code".

Section M-103.1 entitled "General," is amended to read as follows:

Section M-103.1 General: The term "Code Official" as used in this code, shall refer to the Plumbing/Mechanical Official, [The Plumbing/Mechanical inspector of the Building Safety Division of the Department of Community Development Services of the City of Urbana shall be designated the Mechanical Official for the purposes of this Code.](#)

Formatted: Not Strikethrough

Section M-106.3.~~41~~ entitled, "Separate Permits Required," is added and reads as follows:

Section M-106.3.~~41~~ Separate Permits Required (added to code): A permit shall authorize mechanical work to be performed at only one address. Each structure, building, parcel, or address shall require a separate permit.

Section M-106.4.~~5-19~~ entitled, "Permit Denial," is added and reads as follows:

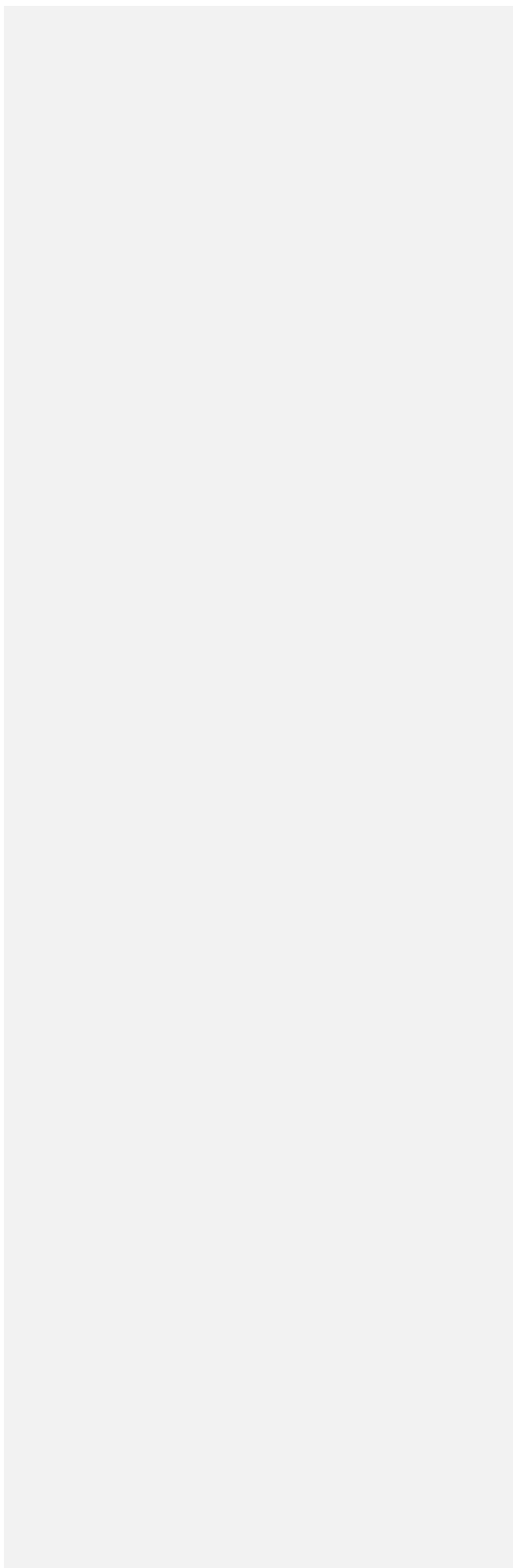
Section M-106.4.~~5-19~~ Permit Denial (added to code): The Plumbing/Mechanical Official shall have the authority to deny issuance of a mechanical permit to any applicant who is delinquent with respect to permits and notices previously issued to applicant.

Section M-106.5.2 entitled, "Fee Schedule," is amended to read as follows:

Section M-106.5.2 Fee Schedule: The fees for all mechanical work shall be as prescribed in Chapter 14 in the Urbana Code of Ordinances.

Section M-106.5.3 entitled "Fee Refunds" is deleted in its entirety.

Section M-107.4 entitled "Approval," is deleted.



Section M-108.2.1 entitled "Service of Notices," is added and reads as follows:

Section M-108.2.1 Service of Notices (added to code): The notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section M-108.4 entitled, "Violation Penalties," is amended to read as follows:

Section M-108.4 Violation Penalties (amended): Any person who violates any provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair mechanical equipment or systems in violation of this Code shall be subject to the penalties as prescribed in Section 1-10 of the Urbana Code of Ordinances. Each day that a violation continues shall be deemed as a separate offense.

Section M-108.5 entitled, "Stop Work Orders," is amended to read as follows:

Section M-108.5 Stop Work Order (amended): Any person who shall continue any work in or about the structure 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 subject to penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Section M-109.1.2 entitled, "Building Safety Code Board of Appeals," is added and reads as follows:

Section M-109.1.2 Building Safety Code Board of Appeals (added to code): All appeals shall be heard by the Building Safety Code Board of Appeals, as referenced in the International Building Code, ~~2009, as amended 2009-2021 as amended.~~

Formatted: Strikethrough

Sections M-109.2 entitled, "Membership of Board," through M-109.7 entitled, "Court Review," are deleted.

Section M-20~~24~~.5 entitled, "Code Official," is added and reads as follows:

Section M-20~~24~~.5 Code Official: Wherever the terms "Code Official," "Authority Having Jurisdiction," or "Administrative Authority," are used, (in this Code or in referenced codes and standards), they shall be held to mean the Plumbing/Mechanical Official of the Building Safety Division of the City of Urbana, Community Development Services Department.

Section M-301.~~6(1)3-4~~ entitled, "Fuel-Burning Equipment," is added and reads as follows:

Section M-301.~~6(1)3-4~~ Fuel-Burning Equipment (added to code): All fuel-burning heating equipment, both newly installed and existing, shall be equipped with an approved supervised pilot/ignition assembly (flame safeguard).

Section M-303.~~3(6)9~~ entitled, "Sleeping Rooms," is added and reads as follows:

Section M-303.~~3(6)9~~ Sleeping Rooms (added to code): Gas-fired or liquid fuel-fired equipment and appliances shall not be made accessible from sleeping rooms, bathrooms or any habitable rooms with doors normally kept closed unless otherwise approved by the Code Official.

Section M-304.13 entitled, "Equipment on Roofs," is added and reads as follows:

Section M-304.13 Equipment on Roofs and in attics: A roof or attic on which mechanical equipment is to be installed shall be capable of supporting the additional weight and dynamic action loads.

Section M-313 entitled, "Furnaces and Heaters," is added.

Section M-313 Furnaces and Heaters

Section M-313.1 entitled, "Heat Exchangers," is added and reads as follows:

Section M-313.1 Heat Exchangers: Forced air and gravity furnace heat exchangers shall not be repaired unless approved by the Code Official.

Section M-313.2 entitled, "Floor Furnaces," is added and reads as follows:

Section M-313.2 Floor Furnaces: The installation of floor furnaces is prohibited in all occupancies.

Section M-313.3 entitled, "Dwelling Heating," is added and reads as follows:

Section M-313.3 Dwelling Heating: Wall furnaces, through-the-wall heaters, and space heaters shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Code Official.

Section M-313.4 entitled, "Direct Fired Heaters," is added and reads as follows:

Section M-313.4 Direct Fired Heaters: Direct gas-fired heaters may be installed only in occupancies of Use Group H, S, or F, unless otherwise approved by the Code Official.

Section M-403.1.1 entitled, "Negative Pressure," is added and reads as follows:

Section M-403.1.1 Negative Pressure: Ventilation and exhaust systems shall be designed and installed so that negative pressure from the ventilation system cannot adversely affect the flues, vents, chimneys, or combustion air supply for fuel-burning equipment.

Section M-403.2.3 entitled, "Return Air," is added and reads as follows:

Section M-403.2.3 Return Air: Air from any boiler/furnace room, bath/toilet room, kitchen, trash room, janitor closet, garage, storage room, dissimilar occupancy, different dwelling, or any room containing toxic, flammable, corrosive, radioactive, contaminants, offensive odors, or pathogenic materials shall not be recirculated.

Section M-603.5 entitled "Nonmetallic ducts" is amended to read as follows:

Section 603.5 Nonmetallic ducts: Nonmetallic ducts shall be construction with Class 0 or Class 1 duct material in accordance with UL 181. . The maximum air temperature within nonmetallic ducts shall not exceed 250°F (121°C). Fibrous glass air ducts (duct board) are **not** permitted in any use group.

Section M-603.9 entitled "Joints, seams and connections" is amended to read as follows:

Section 603.9 Joints, seams and connections: All longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in *SMACNA HVAC Duct Construction Standards – Metal and Flexible and* . All joints, longitudinal and transverse seams and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Closure systems used to seal ductwork *listed and labeled* in accordance with UL 181A shall be marked "181A-P" for pressure-sensitive tape, "181 A-M" for mastic or "181 A-H" for heat-sensitive tape. Closure systems used to seal flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181B-FX" for pressure-sensitive tape or "181BOM" for mastic. Duct connections to flanges of air distribution system *equipment* shall be

sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked "181B-C." Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions. Unlisted duct tape is not permitted as a sealant on any metal ducts.

EXCEPTION: Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Section M- 901.2.2(1)4.4 entitled, "Gas Log Lighters," is added and reads as follows:

Section M-901.2.2(1)4.4.1 Gas Log Lighters: Gas log lighters are PROHIBITED.

Commented [KJ1]: 901.4 was moved, so we will have to renumber.

Section M-901.2.2(2)4.2 entitled, "Gas Logs," is added and reads as follows:

Section M- 901.2.2(2)4.2 Gas Logs: Gas logs shall be listed by a nationally recognized testing laboratory and shall be approved by the Code Official. When a gas log is installed in a fireplace, the fireplace damper shall be permanently removed.

Section M-917.1.14 entitled, "Commercial Equipment," is added and reads as follows:

Section M-917.1.1.4 Commercial Equipment: Commercial cooking equipment, (other than single-family dwelling), and other commercial/industrial gas-fired equipment shall be connected with approved, listed, commercial type, fuel gas hose connectors.

Commented [KJ2]: Items were deleted, so we have to renumber.

EXCEPTION: Large equipment which cannot easily move or vibrate may be connected with rigid pipe.

Section M-917.1.25 entitled, "Coupler Valves," is added and reads as follows:

Section M-917.1.25 Coupler Valves: Gas-fired equipment which is easily or routinely moved, or is equipped with wheels or casters shall be equipped with an approved (quick-disconnect) coupler valve.

Commented [KJ3]: Items were deleted, so we have to renumber.

Secs. 5-74 - 5-80. Reserved.

ARTICLE XII -MOBILE HOME PARKS AND MOBILE HOMES

Sec 5-231. Definitions.

The following words and phrases, when used in this Article, shall have the meanings respectively ascribed to them:

Applicant means any person making application for license of Certificate of Occupancy.

Ceases to Occupy means the person or persons lawfully occupying the mobile home unit has vacated the mobile home unit. In the absence of an oral or written statement by such persons that they are terminating their occupancy, termination will be presumed if both water and electrical utilities to the mobile home are terminated and there is a continuous absence of any lawful occupancy of such mobile home for a period of six months. Despite the termination of such water and electrical utilities and such continuous absence, it will not be presumed to be vacated if the owner of such mobile home has paid the rent due on the lot occupied by the mobile home.

Certificate of Occupancy. See "Mobile Home Certificate of Occupancy."

Condominium Mobile Home Park means, for the purpose of this Article, a Mobile Home Park as herein defined except the mobile home sites or stands are individually owned pursuant to the Illinois Condominium Property Act.

Department means the Department of Community Development Services, unless otherwise indicated.

Frontage means that portion of a mobile home site abutting a private or public street.

License means a license certificate issued by the City allowing a person to operate and maintain a Mobile Home Park.

Licensee means the person, persons, corporations, partnerships or other entity to whom the City issued a license for operation of a Mobile Home Park.

Lot Line, Rear means the lot line opposite the front lot line. For purposes of establishing the required rear yard, in the case of an irregularly shaped or three-sided lot, it shall mean a line within the lot, ten feet long, concentric with and at the maximum distance from the front lot line. A lot need not have a rear lot line.

Manufactured Home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating air-conditioning, and electrical systems contained therein. All manufactured homes shall be installed under the immediate onsite supervision of a licensed manufactured home installer, in accordance with 430 ILCS 117/ The Manufactured Home Quality Assurance Act. The responsible installer shall affix a Illinois

Department of Public Health issued seal to the home and file an installation certificate with the Department.

Mobile Home means a factory-assembled, completely integrated structure, constructed on or before June 30, 1976, designed for permanent habitation, with a permanent chassis, and so constructed as to permit its transport, on wheels temporarily or permanently attached to its frame, that is a movable or portable unit that is constructed to be towed on its own chassis (comprised of frame and wheels) from the place of its construction to the location, or subsequent locations, at which it is connected to utilities for year-round occupancy for use as a permanent habitation, and designed to be used as a dwelling with or without a permanent foundation and situated so as to permit its occupancy as a dwelling place for one or more persons. ~~means a movable or portable unit, designed and constructed to be towed on its own chassis, comprised of frame and wheels, and designed to be connected to utilities for year-round occupancy and to provide for complete independent living facilities, including provisions for cooking, sleeping and sanitation. The term includes units containing parts that may be folded, collapsed or telescoped when being towed and then expanded to provide additional cubic capacity, and units composed of two or more separately towable components designed to be joined into one integral unit capable of being again separated into components, for repeated towing. Removal of wheels, towing devices or any other alteration does not qualify a mobile home as a conventional single-family dwelling.~~ A mobile home shall, for purposes of this Article, exclude travel trailers or other mobile units not intended for year-round occupation. For mobile homes built prior to June 15, 1976, a label certifying compliance with the Standard for Mobile Homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture, is required. For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.

Formatted: Font: Bold

Mobile Home Certificate of Occupancy (sometimes referred to herein as simply "Certificate of Occupancy") means a permit, issued by the Building Official, authorizing the occupancy of the mobile home, as based upon compliance with applicable ordinance provisions together with any special conditions or stipulations.

Mobile Home Owner means the party possessing title to a mobile home or the purchaser of a mobile home under a bona fide contract.

Mobile Home Park means a contiguous parcel of land planned and improved for the placement of five or more mobile homes or manufactured homes where sites are rented or purchased pursuant to the Illinois Condominium Property Act.

Mobile Home Park Service Building means a permanent structure housing laundry, office, sanitation or other community facilities as required in mobile home parks for use by mobile home park occupants.

Mobile Home Site means a parcel of land clearly delineated on the Mobile Home Park site plan, intended for the placement of an individual mobile home and for the exclusive use of its occupants.

Mobile Home Stand means that part of an individual mobile home site which has been constructed for the placement of a mobile home.

Occupancy or Occupied means the residing of an individual or individuals overnight in a mobile home or the installation, storage or use of equipment, merchandise or machinery.

Owner-Operator means licensee.

Person means any individual, group of individuals, association, trust, partnership, corporation, person doing business under an assumed name, county, municipality, the State of Illinois or any political subdivision or department thereof, or any other entity.

Plat means a scaled map, plan or layout showing the subdivision of land and indicating the location and boundaries of individual lots including, but not limited to, exhibiting the following:

- (1) The name, location or address of the Mobile Home Park, its owner and operator;
- (2) location of all property lines, existing streets, easements, utilities, sewers and any other significant features;
- (3) date, north arrow, graphic scale (not less than one inch to one hundred (100) feet) on all drawings submitted;
- (4) all buildings, structures and mobile home stands;
- (5) total number of mobile home sites;
- (6) approximate gross density per acre; and
- (7) all Mobile Home Parks located in a floodplain shall file evacuation plans indicating vehicular access and escape routes, including mobile home hauler routes, with the appropriate disaster preparedness authorities.

Sale means the transfer of ownership, either presently or at a definite time in the future, upon compliance with an agreement to transfer ownership.

Smoke Detector means a U.L. 217 approved smoke detector.

Street, Private means a service way with an all-weather, dustless surface, which provides access to a property for the use of a limited number of persons or purposes, and which has not been publicly dedicated.

Type S fuses means fuses that are nontamperable and installed by the following schedule:

Wire Size	Fuse (amp.)
#14	15
#12	20
#10	30

Sec. 5-232. Purpose.

The purpose of this Article is to provide minimum standards to safeguard life and property by regulating (and controlling) operation, placement and occupancy of mobile homes, mobile home parks and condominium mobile home parks.

Sec. 5-233. License Required to Establish, Maintain and Operate a Mobile Home Park.

No person shall establish, maintain, conduct or operate a Mobile Home Park after May 5, 1982 [Ord. No. 8182-78] without first obtaining a license therefore from the City. The mobile homes which are located within the Mobile Home Park as well as all common areas of the Mobile Home Park must comply with the exterior maintenance provisions of this Article. Failure to comply with these exterior maintenance provisions shall be grounds for denial of the annual Mobile Home Park license. The exteriors of the mobile homes and all common Mobile Home Park areas shall be inspected annually and violations shall be corrected prior to license renewal.

Sec. 5-233.1. Rules and Regulations to be Established.

Each Mobile Home Park licensed by the City shall establish rules and regulations as authorized under an Act Concerning Mobile Home Parks and the Rights of Mobile Home Owners and Mobile Home Residents, (Chapter 80, Section 201 et seq., Ill. Rev. Stat. 1989) approved September 14, 1979 and effective January 1, 1980, which said rules and regulations shall obligate the tenant expressly to those tenants duties set forth in the aforesaid statute and shall promulgate such rules and regulations in the manner specified and set forth in said statute.

Sec. 5-234. Standards for Existing Mobile Home Parks.

A. Roadways and Access.

1. *All streets and driveways in every Park shall be maintained in a passable and reasonably dust-proof condition at all times, and all streets and driveways in all Parks shall have a minimum width of 20 feet.*
2. *When in the opinion of the Department adequate emergency access is not provided to emergency vehicles, the Department may require the licensee to provide adequate access where possible.*

B. Mobile Home Sites, Pacing and Density.

1. *Individual mobile home lot frontage and lot area as well as overall Mobile Home Park density shall be in compliance with the Urbana Zoning Ordinance as it applies to existing Mobile Home Parks.*
2. *No mobile home shall be parked closer than five feet to the side lot lines of a Mobile Home Park, or closer than ten feet to a public street, alley or building.*

There shall be an open space of at least ten feet adjacent to the sides of every mobile home and five feet adjacent to the ends of every mobile home.

3. *Pads, runners or piers shall be provided for each lot.*
4. *Mobile home sites shall contain no other principal use than a mobile home as defined herein.*

C. Potable Water Supply.

1. *Where a public water supply is available such supply shall be used.*
2. *The distribution system shall supply water at a minimum pressure of 20 pounds per square inch (PSI) during periods of peak demand and usage at the faucets.*
3. *Water Service Connection.*
 - a. *The water service and any water piping is required to be permitted and installed by a licensed State of Illinois Plumbing Contractor and by a State of Illinois licensed plumber.*
 - b. *Water service connection shall not be less than three-fourths inch inside diameter and shall not serve more than one mobile home at any time.*
 - cb. *All water risers shall be at least one-half inch in inside diameter and terminate at least four inches above finished ground level.*
 - de. *All materials (piping and cock and valves, etc.) used in the water riser and connection shall comply with Illinois State Plumbing Code.*
 - ed. *Combination stop and waste valves and cocks shall not be installed in an underground service piping.*
4. *Approved fire hydrants shall be accessible to the mobile home park and within 500 feet of any mobile home.*

D. Sewage Disposal System.

1. *All sewage and other water carried waste shall be disposed of into a municipal sewage system whenever a sewer is adjacent or within 100 feet of any position of a mobile home.*
2. *The sewage collection system within the Mobile Home Park shall be adequate to carry the sewage load based on a maximum number of mobile home spaces and 250 gallons per space per day. There shall be no discharging of raw or partially treated sewage or waste water onto the surface of the ground, nor shall there be any escape of odors from sewage systems.*
3. *Sewer Service Connection.*
 - a. *All sewer systems shall be permitted and connected by a licensed State of Illinois Plumbing Contractor with a State of Illinois licensed plumber.*
 - b. *Each mobile home site shall be provided with a sewer connection.*

- c.b. Sewer connections in unoccupied sites shall be so closed that they will emit no odors or cause a breeding place for flies or other insects, etc.
- d.e. At all sewer connections, the sewer riser shall extend four inches above the ground.
- e. Additional fees may be required by the Urbana Champaign Sanitary District.

E. **Electrical System.** Mobile Home Parks shall meet the requirements of the most recently adopted Electrical Code of the City of Urbana applicable to Mobile Home Park electrical distribution systems except for the following:

- (1) Overhead distribution lines shall be 18 feet above streets or roadways and have three feet clearance from any structure.

F. **Exterior Lighting.** Adequate lighting shall be provided for all streets, walkways, buildings and other facilities subject to nighttime use and shall be maintained in accordance with PM-304.19. ~~There shall be a minimum illumination level of 0.1 footcandles maintained on all streets.~~

G. **Insect and Rodent Control.**

- 1. Adequate insect and rodent control measures shall be employed by the Mobile Home Park owner. All buildings shall be reasonably flyproof and rodentproof, and rodent harborages shall not be permitted to exist in the Mobile Home Park or pathways.
- 2. The Mobile Home Park owner is responsible for the elimination of any insect, rat or mice problem in the general areas of the Mobile Home Park. The individual mobile home owner is responsible for the elimination of any insect, rat or mice problem associated with his or her mobile home including the underside area of said mobile home.

H. **Fuel Supply and Storage.** All handling and storage of natural gas, ~~liquified~~liquefied petroleum gas (LPG), fuel oil or other flammable liquid or gases should be installed and maintained in accordance with applicable state and local government codes and regulations. Each mobile home site shall have an accessible and listed gas shut-off valve installed. Such valve shall not be located under a mobile home. Whenever a mobile home site outlet is not in used, the shut-off valve shall be plugged to prevent accidental discharge.

I. **Mobile Home Park Maintenance and Operation Regulations.**

- 1. The person to whom a license for a Mobile Home Park is issued shall provide adequate supervision to maintain the Mobile Home Park in compliance with this Article and keep its facilities and equipment in good repair and in a clean and sanitary condition.

2. *The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the potable water supply, sewage treatment facilities and water and sewage service connections are functioning in a safe and sanitary manner.*
3. *The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the collection of garbage and refuse, cutting of grass and weeds, the storage of lumber and construction materials, and the removal of abandoned automobiles and equipment is being performed in a satisfactory manner. The Mobile Home Park owner or caretaker shall be responsible for the removal of any abandoned vehicle in accordance with the provisions of the Urbana Local Traffic Code (Chapter 23).*
4. *The Mobile Home Park owner or manager shall inspect and ensure stairs are installed and maintained at all exterior doorways.*
54. *The correction of all deficiencies noted by the Mobile Home Park owner or caretaker must be accomplished within such time as may be otherwise required by this Article.*
65. *The Mobile Home Park owner or operator shall check weekly to determine that any vacant mobile home is adequately secured to prevent it from being an attractive nuisance. Upon finding such unit unsecured, the Mobile Home Park owner or caretaker shall require the homeowner to close it, or shall take necessary measures to close it. Upon failure of any homeowner to repair or remove any unit which has been placarded as "Not Approved for Occupancy" or in cases where the homeowner cannot be determined, it shall become the responsibility of the licensee to remove the mobile home.*

Sec. 5-235. Standards for New Mobile Home Parks.

New Mobile Home Parks shall comply with the Urbana Zoning Ordinance. In addition, they shall comply with all applicable provisions of Section 5-~~524~~ 234 above.

Sec. 5-236. Inspection and Certificate of Occupancy.

- A. *No mobile home may be placed in an Urbana Mobile Home Park unless approved by Zoning, and/or ~~Nor, should a mobile home be~~ occupied unless such mobile home has been issued a Certificate of Occupancy by the City of Urbana and such Certificate of Occupancy has not been revoked.*
- B. *A Certificate of Occupancy for a mobile home unit shall be issued to those mobile units which meet the standards set forth for mobile homes in Section 5-241 of the Urbana City Code. A Certificate of Occupancy, once issued shall be valid until revoked.*
- C. *Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Section or of any ~~rule code~~ or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the*

~~Property Maintenance Building Safety Code Board of Appeals, as indicated in Article II of this Ordinance. provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within 14 days after the day the notice was served. Any violation notice served pursuant to this Section shall automatically become an order if written petition for a hearing is not filed. The Board shall be obligated to call a public meeting within 45 days after receipt of a request for a hearing. There is a filing fee for an Appeal which is set forth in Section 14.7 of the Code of Ordinances.~~

Commented [HN1]: Correct timeframe??

Commented [HN2]: ??

- D. If a Certificate of Occupancy is revoked, the holder of such Certificate shall have the right to appeal such revocation to the ~~Property Maintenance Building Safety~~ Code Board of Appeals, as indicated in Article II of this Ordinance.
- E. No mobile home shall be reoccupied after the occupancy ceases or after the mobile home is sold until such mobile home has been inspected by the City of Urbana to determine if the mobile home complies with the standards set forth for mobile homes in Section 5-241.
- F. The owner of each and every Mobile Home Park now located in the City shall promptly place on the front door of a mobile home where occupancy ceases as defined in this Article, a notice to the effect that the mobile home cannot again be reoccupied without first being inspected by the City and found to be in compliance with the standards set forth for mobile homes in Section 5-241. The notice referred to in this Section shall be supplied without cost to the Mobile Home Park owner by the City.

Sec. 5-237. Term of Certificate of Occupancy.

Except as otherwise provided herein, a Certificate of Occupancy shall be for a term equal to the period the mobile home exists at the same mobile home site or stand. A Certificate of Occupancy may be transferred to successive owners so long as the mobile home remains at the same mobile home site or stand and remains in substantial compliance with the provisions of this Article.

Sec. 5-238. Application for Certificate of Occupancy.

Application for a Certificate of Occupancy shall be made to the Department ~~prior~~ **PRIOR** to placing a mobile home in a Mobile Home Park or moving it within a Mobile Home Park. The applicant shall be informed of the standards for mobile homes contained in this Article. The mobile home owner, through said application, agrees to an inspection by the Department within 30 days after placement or movement of said mobile home to determine compliance with this Article. Said application shall include the following information:

- (1) name of mobile home owner;
- (2) Mobile Home Park where mobile home is to be placed;
- (3) serial number and make of mobile home; and

- (4) mobile home owner's mailing address.

Sec. 5-239. Fee for Certificate of Occupancy.

The fee for a Certificate of Occupancy is found in Chapter 14 of the Urbana Code of Ordinances.

Sec. 5-240. Waiver of Fee for Certificate of Occupancy.

For mobile homes existing in Mobile Home Parks on January 1, 1980, the fee for the Certificate of Occupancy shall be waived so long as the mobile home remains on the same site or stand, but a Certificate of Occupancy is still required. A Certificate of Occupancy shall be issued after inspection by the Department and finding that the mobile home is in substantial compliance with the standards in this Article.

Sec. 5-241. Mobile Home Standards.

- A. In order to obtain a Certificate of Occupancy a mobile home must meet the following requirements:

1. **License.** The Mobile Home Park in which the mobile home is placed must be licensed.

2. **Smoke Detector.** ~~Every mobile home must have at least one approved smoke detector in operating condition within 15 feet of every room used for sleeping purposes; Smoke detectors shall be installed in all of the following locations:~~

- a. ~~In sleeping areas.~~
- b. ~~In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.~~
- c. ~~In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.~~

1. **Fire Extinguisher.** Every mobile home, ~~except owner-occupied mobile homes;~~ must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.

2. **Plumbing System.**

- a. The plumbing system must be safe, sanitary in condition and maintained in accordance with accepted engineering practices and codes.
- b. The mobile home shall be connected to the Mobile Home Park sewer system via a nonflexible airtight connection.
- c. Any alterations must be permitted and installed by a licensed State of Illinois Plumbing Contractor with a State of Illinois licensed plumber.

5. **Heating and Air Conditioning System.** *The heating and air conditioning system must be safe and installed in accordance with accepted engineering practices and codes. Fireplaces must be approved to U.L. mobile home standard 1482 and installed according to manufacturer's specifications.*
6. **Electrical System.**
 - a. *The electrical system shall meet the provisions of the most recently adopted electrical code of the city applicable to existing mobile homes.*
 - b. *When plug fuses and fuseholders are used they shall be nontamperable Type S fuses sized as herein defined.*
7. **Exterior of Mobile Home.** *Exterior walls and roofs shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to be weathertight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.*
8. **Accessory Structures.** *Accessory structures or storage sheds where allowed by the licensee shall be of proper construction, weather-tight, properly anchored and not less than 18 inches from a mobile home rear or side lot line. ~~A permit is required to erect such a structure when it exceeds 100 square feet in area.~~*
9. **Gas System.** *Each mobile home utilizing gas shall be connected to the mobile home site outlet by a listed flexible mobile home connector of sufficient capacity to supply gas to the connected load. Approved rigid pipe and fittings shall be used between the flexible connector and the mobile home site gas outlet if the distance between the mobile home site gas outlet and the mobile home gas service connection exceeds six feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.*
10. **Stairs and Porches.** *Every stair, porch, deck, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair.*
11. **Skirting.** *Skirting is required to be installed around the perimeter of the mobile homes. The required skirting must be securely attached and maintained against deterioration. The skirting material must have a flame spread rating of 200 or less and it must be treated against termite infestation or be made of an approved non-cellulose based material.*
12. **Storage.** *Storage of debris, junk, or construction materials, which are not associated with an activity which has been authorized by a valid building permit for that specific site shall be prohibited.*

13. **Tiedowns.** All mobile homes must be securely anchored in accordance with the tiedown requirements of the State of Illinois Department of Public Health.

14. **Interior of Mobile Home.** Floors, walls (including windows and doors), ceilings, and other interior surfaces shall be maintained in good, clean, sanitary, and structurally sound condition.

B. All manufactured/mobile homes proposed to be parked in a Mobile Home Park must ~~have been manufactured since June 15, 1976, and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with said Act shall be verified by the presence of the permanently attached Department of Housing and Urban Development seal/emblem on the home. No mobile homes manufactured prior to June 15, 1976, that are not officially certified as having been manufactured in full compliance with the National Manufactured Housing Construction and Safety Act of 1974 shall be permitted to be placed in a mobile home park.~~ comply with the Manufactured Home Quality Assurance Act, (430 ILCS 117)

Formatted: Indent: Left: 0.25"

Section 5-242 Violations. Failure of mobile home owner to obtain a Certificate of Occupancy or to meet minimum standards contained herein for mobile homes is a violation of this Article.

Section 5-243 Notice. When the Department determines there has been a violation of this Article, the Department shall cause written notice to be served upon the owner containing a description of the violation, order to vacate or remove said mobile home, if necessary, and/or corrective actions.

Section 5-244 Penalty. Any person who violates the provisions of this Article shall, upon conviction thereof, be fined as provided in Section 1-10 of ~~this the Urbana City~~ Code and in addition shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or upon which a violation occurs or continues after due notice is served.

Section 5-245 Saving Clause. Nothing in this Article hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in ~~Section Article~~ 1 of this Adopting Ordinance; nor shall any just or legal right of remedy of any character be lost, impaired, or affected by this Article.

Sections 5-245 – 5-260. Reserved.

ARTICLE XIII FIRE CODE

Section F-101.1 "Title" is amended to read as follows:

Section F-101.1 Title. These regulations shall be known as the Fire Code of the City of Urbana, Illinois, hereinafter referred to as "this code."

Section F-101.2.1 "Appendices" shall be amended to read as follows:

Section F-101.2.1 Appendices: Provisions in the following appendices shall apply to this Code.

Appendix B – Fire-Flow Requirements for Buildings

Appendix C – Fire Hydrant Locations and Distribution

Appendix D – Fire Apparatus Access Roads

Appendix E – Hazard Categories

Appendix F – Hazard Ranking

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I – Fire Protection Systems – Noncompliant Conditions

Appendix N – Indoor Trade Shows and Exhibitions

Section F-103.1 "Creation of agency" is amended to read as follows:

Section F-103.1 Creation of agency: The Urbana Fire Department Division of Community Risk Reduction, therein referred to as "CRR," is hereby created, and the Fire Marshal shall be the official in charge thereof and shall also be referred to as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this Code.

Section F-103.1 "Appointment" is amended to read as follows:

Section F-103.1 Appointment: The Fire Marshal shall be appointed by the Fire Chief of the jurisdiction.

Section F-105.1.2 entitled "Types of permits" # 1 Operational Permit is amended and reads as follows:

1. Fire Prevention License: A Fire Prevention License (FPL), commonly referred to as a "permit," allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:

- 1.1 A prescribed period
- 1.2 Until renewed or revoked.

Section F-105.5 entitled "Required operation permits" is amended and reads as follows:

Section F-105.5 Fire prevention license: The *fire code official* is authorized to issue a fire prevention license for the operations set forth in Sections 105.5.1 Through 105.5.52.

Section F-111 entitled "Means of Appeals," is amended and reads as follows:

Section 111 Means of Appeals: Means of Appeals will comply with Section 113 Board of Appeals of the 2021 International Building Code as amended by the City of Urbana in Chapter 5 of the City Code, adopting ordinance of model codes.

Section F-112.4 entitled "Violation Penalties" is amended to read as follows:

Section F-112.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the *fire code official*, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10 (k) of the Code of Ordinances of the City of Urbana. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section F-113.4 "Failure to comply" shall be amended as follows:

Section F-113.4 Failure to comply. 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 one dollar (\$1.00) or not more than seven hundred and fifty dollars (\$750.00)

Section F-107.2 entitled "Schedule of Permit Fees," is amended and reads as follows:

Section F-107.2 Schedule of Fees: Any person required to obtain more than one permit as set forth above to engage, at any specifically defined single location, in any business activity involving the handling, storage or use of hazardous substances, materials or devices; or to maintain, store or handle materials; or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities, shall be required to pay the amount specified in Section 14-7 of the Urbana Code of Ordinances.

Section F-307.1.1 "Prohibited open burning" shall be amended to read as follows:

Section F-307.1.1 Prohibited open burning: Within the city limits, the open burning of any paper, leaves, refuse, garbage, or any other materials, including those from construction, demolition, or alteration of any building, structure, or equipment, is prohibited. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. No fire permitted by this section may be used as an incinerator or permitted to become a nuisance by reason of the emission of smoke, fumes, fly ash, dust or soot.

Exceptions:

1. Fires set by a public official in the performance of the official's duties;
2. In open fireplaces designed for cooking and fires in outdoor cooking devices, when such fires are in fact being used for cooking purposes;
3. Fires used for recreational purposes, such as campfires;
4. Fires authorized by permit from the *fire code official*, which the *fire code official* may issue in his discretion upon a showing of need for the removal of brush, debris or other materials where burning is the only feasible method.

Section F-307.4.3 "Portable outdoor fireplaces" shall be amended as follows:

Section F-307.4.3 Portable outdoor fireplaces. The exception shall be deleted.

Section 308.1.4 "Open-flame cooking devices" shall be amended and read as follows:

Section 308.1.4 Open-flame cooking devices. Exceptions 2 and 3 shall be deleted:

Section F- 401.5.1 entitled "False Alarm," is added to read as follows:

Section F- 401.5.1 False Alarm: False alarm means an alarm signal eliciting a response by the Fire Department when a situation requiring a response by the Fire Department does not in fact, exist. A false alarm does not include an alarm signal caused by violent conditions of nature or other extraordinary circumstances not reasonably subject to control by the alarm business operator or alarm user. Alarms resulting from the following conditions are not considered false alarms:

1. Criminal activity or unauthorized entry.
2. Earthquakes causing structural damage to the protected premises.
3. High winds are sufficient to activate the detection system or cause physical damage to the protected premises.
4. Flooding of the related premises due to overflow of natural drainage.
5. Lightning causes physical damage to protected premises.
6. Telephone line malfunction verified in writing to the Fire Department by at least a first-line telephone company supervisor.
7. Electrical service interruption verified in writing to the Fire Department by the local power company.
8. Communication to METCAD or a Fire Department before a unit is dispatched to investigate clearly indicating that the alarm resulted from an authorized system test or other noncriminal cause.
9. An alarm caused on the reasonable but mistaken belief that a fire or medical emergency is in progress.

Section F- 401.5.2 entitled "Excessive False Alarm and Assessment," is added and reads as follows:

Section F- 401.5.2 Excessive False Alarm and Assessment:

1. If any alarm system produces four false alarms in any calendar year, the Code Official shall provide written notice of the fact, which shall be given by certified mail or delivery to the owner or responsible party requiring them to take corrective action in regard to false alarms and informing the owner or occupant of the false alarm fee schedule provided herein.
2. The owner or responsible parties installing a new system or making substantial modifications to any existing system shall be entitled to a grace period during which alarms generated by such system shall be deemed non-false alarms. The grace period shall cease 30 days after installation of or modification to an alarm system.
3. Upon any alarm system producing five or more false alarms in a calendar year, a fee of five hundred dollars (\$500.00) per false alarm shall be charged to the owner or responsible party.

Section F-403.1.1 "Operator Responsibility" shall be added to read as follows:

Section F-403.1.1 Operator Responsibility: The operator or the person responsible for the operation of an assembly or educational occupancy shall check all components of egress before such building is occupied to determine compliance with this section. If such inspection reveals that any element of the required means of egress cannot be accessed, is obstructed, locked, fastened or otherwise unsuited for

immediate utilization, admittance to the building shall not be permitted until necessary corrective action has been completed.

Section F-403.9.2.1 "College and university buildings" Shall be amended and read as follows:

Section F-403.9.2.1 College, university, and private certified university housing buildings.

Section F-506.1.3 "New Construction" shall be added to read as follows:

Section F-506.1.3 New Construction: Key boxes shall be required on all new structures.

Exception: One- and Two-family structures are excluded.

Section F-506.1.4 "Existing Buildings": shall be added to read as follows:

Section F-506.1.4 Existing Buildings: A fire department key box shall be installed when access to or within the building or area is unduly difficult because of secured openings or when buildings with a fire detection or suppression system are monitored by alarm companies with direct notification to the dispatch center or unsupervised local alarms, and where immediate access is necessary for life-saving or firefighting purposes.

Section F-506.3 entitled "Key Box Contents," is added and reads as follows:

Section F-506.3 Key Box Contents: Key boxes shall contain the following:

1. Keys to locked points of egress, whether on the interior or exterior of such buildings.
2. Keys to locked mechanical rooms.
3. Keys to locked electrical rooms.
4. Keys to other areas as directed by the *fire code official*.
5. 24-hour contact information

Section F-506.4 "Motorized Gates and Doors" shall be added to read as follows:

Section F-506.4 Motorized Gates and Doors: All electrically operated gates, doors, or barriers used for vehicle access shall be equipped with a click-to-enter type sensor compatible with the current 800 MHz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this Code. These devices and their installation locations shall be approved by the Fire Code Official.

Section F-506.4.1 "Existing Gates" shall be added to read as follows:

Section F-506.4.1 Existing Gates and Doors: Where required by the Fire Code Official properties with existing motorized gates, doors, or barriers used for vehicle access shall be equipped with the requirements in Section F-506.4. *All gates, doors, or barriers shall comply with this section by January 1, 2026.*

Section F-701.7.1 "Fire doors propped open" shall be added to read as follows:

701.7.1 Fire doors propped open. Hold open devices may be required by the *fire code official* where fire doors are found to be propped open after the installation of signs in Section 703.2.1. Hold-open devices

and automatic door closers, where provided, shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.

Section F-802.1 entitled "Definitions" shall have "Open Porch" added as follows:

Section F-802.1 Definitions: "Open Porch" shall mean any part of a house or building that is not fully enclosed and shielded from the elements on all sides by roof and walls as determined by the fire code official.

Section F-805.5 "Outdoor Storage" shall be added to read as follows:

Section F-805.5 Outdoor Storage: No person shall place, use, keep, store, or maintain any upholstered furniture not manufactured for outdoor use, including, without limitation, upholstered chairs, upholstered couches, and any mattresses on any open porch, yard, or exterior area of structures, nor suffer or permit such to occur. This shall not apply during a lawful yard sale or garage sale while such furniture is offered for sale, nor shall it apply while such furniture is otherwise lawfully held for garbage collection.

Section F-901.7.5.1 "Emergency Fire Watch by Fire Service Personnel" shall be added to read as follows:

Section F-901.7.5.1 Emergency Fire Watch by Fire Service Personnel: Where property owners or their representatives cannot be summonsed within a reasonable time to conduct fire watch and where fire watch is determined to be critical to the safety of the occupants, the fire department may provide the fire watch services until they are relieved by a property representative or until the systems are in normal operation. The fire department may bill for fire watch services. The property owner may be required to pay the amount specified in Section 14-7 of the Urbana Code of Ordinances.

Section F-903.4.1.1 entitled "Connection to Public Water System" is added and reads as follows:

Section F-903.4.1.1 Connection to Public Water System: Water meters and valves on fire service water mains on the exterior of a building, where required by the water company, shall be located within a vault, and the valves shall be locked in the open position. The locks shall be that of the Knox Company and shall be approved by the Fire Code Official. Thus, allowing the Urbana Fire Department the ability to maintain control of the valves. The vault used shall be equipped with a keyed lock, and a key shall be kept in the required Knox Box for this property.

Section F-905.2.1 "Minimum Design Pressure" shall be added and read as follows:

Section F-905.2.1 Minimum Design Pressure. All Class I and Class III standpipe systems shall be automatic and hydraulically designed to provide the minimum water flow rate required by NFPA 14 Section 7.10 and a minimum residual pressure of 100 psi (6.9 bar) at the hydraulically most remote 2 ½ in. (65 mm) hose connection required by NFPA 14 Section 7.8.

Section F-907.4.2.5 "Protective covers" shall be amended and read as follows:

Section F-907.4.2.5 Protective covers. In Use Groups R-1 and R-2, manual fire alarm pull stations shall be provided with listed manual fire alarm box protective covers. In other Use Groups, the *fire code official* is authorized to require the installation of *listed* manual fire alarm box protective covers to prevent malicious false alarms or to provide the manual fire alarm box with protection from physical damage. The protective cover shall be transparent or red in color with a transparent face to permit visibility of the manual fire alarm box. Each cover shall include proper operating instructions. Such devices shall be readily operable without

the use of a key, special knowledge, or effort. A protective cover that emits a local alarm signal shall be installed unless *approved*. Protective covers shall not project more than permitted by Section 1003.3.3.

Section F- F-907.6.7 entitled "Local Alarm Signs," is added and reads as follows:

Section F- F-907.6.7 Local Alarm Signs: Local fire alarm systems shall be equipped with signs stating, "When Alarm Sounds, Call 9-1-1." The signs shall be installed in a location to be determined by the Urbana Fire Department.

Section F-1010.2.4 "Locks and Latches" shall be amended to read as follows:

Section F-1010.2.4 Locks and Latches: Entire item number 3 is deleted.

Section F-1023.9 "Stairway Identification Signs" shall be amended to read as follows:

Section F-1023.9 Stairway identification signs: A sign shall be provided at each floor landing in exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the exit enclosure and the color code identification of the stair or ramp. The signage shall also state the story of and the direction to the exit discharge and the availability of roof access from the enclosure for the fire department. The sign shall be located inside the exit enclosure, centered 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. An additional sign stating the floor number and stair color shall be located on the occupant side of the exit enclosure. Signage shall meet the requirements set forth by the current Illinois Accessibility Code.

Section F-1023.9.1 "Signage Requirements" shall be amended to read as follows:

Section F-1023.9.1 Signage requirements: Stairway identification signs shall comply with all the following requirements:

1. The signs shall be a minimum size of 18 inches (457mm) by 12 inches (305mm).
2. The letters designating the identification of the stair enclosure shall be a minimum of 1½ inches (38mm) in height.
3. The number designating the floor level shall be a minimum of 5 inches (127 mm) in height with a stroke width of 0.5 inches (12.7mm) and located in the center of the sign.
4. All other numbers and letters shall be 1 inch high (25.4mm).
5. Characters and their background shall have a non-glare finish. Characters shall contrast with their background.
6. The stairway identification sign shall have an identifying background color; Red, Green, Yellow, Blue, and White, and the colors listed shall run clockwise starting at the address side of the building as approved by the Fire Department. The background color shall be written on the sign.
7. When signs required by section 1023.9 are installed in the interior exit, the same material as required by Section 1025.4 shall be used.

Section F-1103.5.6 "Dormitories, Fraternities, Sororities, and Private Certified University Housing" shall be added to read as follows:

Section F-1103.5.6 Dormitories, Fraternities, Sororities, and Private Certified University Housing: An automatic sprinkler system shall be provided throughout ALL Dormitories, Fraternities, Sororities, Private Certified University Housing, or similar.

Section 1103.7.7 entitled "Fire alarm repair and maintenance," is added and reads as follows:

Section 1103.7.7 Fire alarm system repair and maintenance. The existing fire alarm system must be adequately tested and maintained in accordance with Section 901.6 and shown not to create a hazard. During repair or replacement, the system may be required to be upgraded to the current Code by the fire code official.

Section 1103.7.8 entitled "Fire alarm system Monitoring," is added and reads as follows:

Section 1103.7.8 Fire alarm system monitoring. All existing fire alarm systems shall be monitored by an approved supervising station by January 1, 2028.

Section F-5602.1 Definitions "Fireworks" shall be amended to read as follows:

Section F-5602.1 Definitions "Fireworks": The term fireworks shall mean and include any explosive composition or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibition nature by an explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, skyrockets, Roman candles, bombs or other fireworks of like construction and any fireworks containing any explosive compound; or any tablets or other device containing any explosive substance, or containing combustible substances producing visual effects. The term "fireworks" shall not include snake or glow worm pellets; smoke devices; sparklers; trick noisemakers known as "party poppers," "booby traps," "snappers," "trick matches," "cigarette loads" and "auto burglar alarms"; toy pistols, toy canes, toy guns, or other devices in which paper or plastic caps containing twenty-five hundredths grains or less of an explosive compound are used, provided they are so constructed that the hand cannot come in contact with the cap when in place for the explosion; and toy pistol paper or plastic caps which contain less than twenty-five hundredths grains of explosive mixture; the sale and use of which shall be permitted at all times.

CITY OF URBANA

APPROVED

BUILDING SAFETY CODE BOARD OF APPEALS
WEDNESDAY, March 22, 2023 – 4:00 P.M.
COUNCIL CHAMBERS – 400 S. VINE ST.

MEMBERS PRESENT: Scott Kunkel-Chair, Brad Houk, David Seyler, Gary Burgett

MEMBERS ABSENT: Darrell Price

STAFF PRESENT: Nick Hanson, Mike Phillips, Jamie Lance, Michael Frank,
Tom Dwyer and Vivian Petrotte

OTHERS PRESENT:

CALL TO ORDER:

The meeting was called to order by Scott Kunkel at 4:04 p.m. and a roll call was taken. A quorum was present

OLD BUSINESS:

There was no old business to discuss.

APPROVAL OF MINUTES:

Scott Kunkel asked for a motion to approve the minutes of the meeting held on September 5, 2013. Brad Houk made the motion to approve the minutes and David Seyler¹ seconded the motion. Approved unanimously.

NEW BUSINESS:

Mr. Kunkel stated that we are looking at the adoption of the 2021 International Code Series and turned it over to Nick Hanson. Mr. Hanson said we are looking to adopt the 2021 ICC Code series. He stated that we are trying to minimize the changes and amendments that the City of Urbana is making themselves and stick as closely to the code as we can for simplicity and clarity. As a whole, we moved quite a few amendments from the past to make sure they correspond to the appropriate codes moving forward. He starting with the residential code and read from his memo regarding some of the significant changes from the old code to the new code. Several of those we don't know if we have a need to adopt, but may be in the future so want to try to be relevant and have access to the codes should they come up. He then asked for questions concerning the IRC.

Mr. Kunkel asked whether the vapor barrier change was related to radon? Mr. Hanson said that was a change in the code itself and not a change that the city was making.

Mr. Houk asked whether tiny homes was a thing now. Mr. Hanson said that they get questions on this all the time. There is speculation about development in northwest Urbana along with Carle hospital for the medically fragile population. Mr. Hanson discussed some of the

questions regarding tiny houses.

Mr. Kunkel asked what the process would be on how homebuilders in the community would be notified of these changes so they could begin to think about it and how it relates to upcoming work.

Mr. Hanson explained the timeline that he has. If it gets approval tonight, then it is on display for 30 days in the city clerk's office before it gets taken to council for approval. Then there is another 30 day waiting period where we notify the state that we are switching over to the 2021 code. During that time we will actually send an email to all the contractors that we have that it's been adopted and this is the prospective change. He said there will be a grace period.

Gary Burgett asked whether the communication would go to the design professionals. Mr. Hanson said he would do his best to make sure everyone was aware of it.

Mr. Phillips brought up there was a miscommunication and that it was not in either Nick or his memo but that the fire dept is proposing residential sprinkler systems in one and two family homes over 5000 gross square feet. Mr. Phillips offered some history and explained that with those large houses, they are mostly in a specific geographical area with larger setbacks, which delays the initial operations time to get lines in place to combat fires. Looking at the data, most houses that burned to the foundation have been in large open floor plan structures.

Mr. Kunkel asked how the code approached qualifying square footage. Does it include basements and garages?

Mr. Phillips said that maybe they should define it but that his interpretation is that includes basement, first floor, second floor, garage spaces, accessory structures that are attached to the building without any type of fire separation.

Mr. Hanson said it would not necessarily include garages as the 2021 code requires garages to have self-closing fire rated doors.

Mr. Hanson said that the code itself requires all houses to have sprinklers. In the past, we have always taken that out. They are now amending the code to only require it for houses above 5000 sq.ft.

Mr. Hanson said we would not require existing houses to retroactively install it.

Mr. Kunkel said they would not approve individual sections but go through all.

Mr. Hanson explained that the options at the end would be

1. Forward to council as is
2. Accept and forward to council with amendments
3. Not accept it and go back to the drawing board.

If there are specific things that we want to amend, then he would ask that we do that as we go through it so that at the end of the night we aren't asking what we talked about in the residential code.

Mr. Kunkel asked whether there were any other questions or comments regarding the residential code before they moved on.

Mr. Hanson then moved on to the building code. He stated that there were minimal changes that were made. If anything, they have reduced some of the amendments that were previously in there. He then summarized his memo regarding the significant changes. He stated that mass timber was one of biggest changes that was made and that had changed from the 2018 to the 2021.

Mr. Kunkel asked if there were any questions from the board regarding IBC adoption and changes.

Mr. Kunkel asked about the special inspections for the fire stopping systems. Is it driven by the time involved from an inspector's standpoint with trying to evaluate all these which can be pretty complicated and there tends to be a lot of fire stopping penetration details on residential buildings.

Mr. Hanson said this was an actual code change, not an amendment that there were making. He said a lot of it is the loss of property and lives. It's the quality of inspections. When a special inspector comes in, that's what they do day in and day out. To help ensure the large loss of live and property.

Mr. Kunkel asked if Mr. Hanson had any idea of the availability of that inspection service in our community. Mr. Kunkel said that they have used special inspectors in the past for things and frequently have had to use inspectors from the Chicago area as there are not a lot of local availability for that service or expertise who are willing to do that. From a practical application standpoint, is that something that developers, contractors or owners will be able to procure that service in a reasonable manner in our community.

Mr. Hanson said that in his time with the city, he can only think of one instance in Urbana that has exceeded 250 people in one project, and that would be the Gather. We do not have the high rises that you see across Wright St. so he does not think it is a concern.

Mr. Kunkel asked about the fire protection regarding 33.13 fire protection during construction and talking about an available water source. Mr. Hanson said that has resulted with larger buildings and when they start demolition, they take out the fire suppression system first. This is more to maintaining that there is something there that can be hooked to. It goes both ways, when they are building up and as they are tearing it down.

Mr. Phillips said that it safeguards against all construction. It requires fire protection water to be on site before combustible construction materials are on site.

Mr. Burgett said he had a question regarding automatic doors at accessible public entrances. It is in the 2021 code. Does that contradict what ADA and Illinois Accessibility Code say? ADA and IAC does not require automatic doors. Mr. Hanson said he thinks that was over 300 occupants. He looked it up in the code and the occupant load was greater than 300 and greater than 500. Mr. Kunkel asked if the same rules would apply for a renovation in an existing building that exceeds those occupant loads. Mr. Hanson said it would depend on whether it was a change in use. Mr. Kunkel asked if it was the same use, would they need to bring it up. Mr. Hanson said they would not.

Mr. Houk asked for clarification on 33.13. With new construction before combustibles are on the job site, there has to be a water service maintained that's accessible on all floors, summer, spring, fall and winter? Mr. Hanson said that is just a pipe. That doesn't mean they have to have water to it. Mr. Houk said the pipe has to be installed and maintained before combustibles can be installed. Is that an inspection?

Mr. Phillips said this would be for a large development. Is does not necessarily mean water service to the structure. Mr. Houk said he was talking vertical as well. Discussion followed on how this could be accomplished.

Mr. Phillips then presented his changes to the fire code. They have spent a lot of time looking at the past amendments and how they fit in to the new codes and determined that most of the amendments were proactive in their day. The goal was to eliminate any amendments that we could because the international codes do a really good job. Mr. Phillips then summarized his memo regarding significant changes. One was a local amendment regarding the motorized gates and doors. In the past we required either a knox key switch or a siren operated sensor to operate these gates. Sadly the siren operated sensor was well ahead of its technical abilities and failed miserably. We are now on a 800 MHz radio system in Champaign County. This allows us to operate gates and doors that have this system on it just like you would operate your garage door. They are eliminating siren operated sensors. With existing gates and doors we are asking for a sunset date for compliance. He said this is a relatively inexpensive upgrade, roughly \$500 for the device and labor. They would like to have a sunset date of January 1, 2026.

He then said a local amendment that they are actually bringing over from Champaign's current amendments to their fire code is to allow the fire code official to require hold open devices on doors that are commonly found propped open during an inspection.

Another change is emergency fire watch by fire service personnel. It allows fire watch for fire protection systems that are out of service. We are proposing that we have the ability to bill for fire watch services. This will be mainly used for a compliance tactic. They are finding more and more that they are spending an hour or more on site waiting for a responder to show up so that we can turn the building over.

He then continued his summary. Another item was he then said one change they were asking

was that any building that requires a class 1 or a class 3 standpipe system to be hydraulically designed and have a 100 psi at the most remote location. He said for the most part, it will require a fire pump. This is an expense.

Another change – fire alarm monitoring. This has been a problem in the City of Urbana. A lot of multi-family buildings have fire alarm systems but they are a local system only, meaning it just alerts within that building. On average a 12 unit apartment building is a \$600 cost to convert these over to monitored systems with an average of \$25 to \$50 dollars a month for monitoring fees. The proposal is that we set a sunset clause of January 1, 2028 to have all manual local fire alarm systems monitored.

Mr. Kunkel asked about the maintenance of the fire resistance rated construction, which is an ICC change, does it spell out a mechanism for what is expected of owner's? Mr. Phillips read that section of the code where it just said it must be maintained.

Mr. Kunkel asked about the fire doors propped open. What triggers it, one time, three time, etc. Mr. Phillips said it does not define how often we see it, it just says the fire code official has the authority to require hold open devices in certain situations where there are continued violations. This came from Champaign's amendments. Mr. Kunkel said he questions a blanket requirement for door hold open hardware when it's going to create other issues. Mr. Hanson said that there are steps that can be involved before it would get to that point. Mr. Phillips said they could appeal to the board. He said they could add some guidance for this.

Mr. Kunkel asked what the response time be for waiting for the maintenance person to arrive. Will the code specify a duration? ½ hour, hour?. Having an understanding on this will be helpful. Mr. Phillips said he was thinking 30 minutes. Mr. Kunkel said 30 minutes from when? Mr. Phillips said from contacting. Mr. Hanson said they may bill, not that they have to. Mr. Phillips asked Mr. Kunkel if 30 minutes would be an issue. Mr. Kunkel said it could be depending on location. Mr. Phillips changed it to 1 hour.

Mr. Hanson changed the amendment to state "the fire department may bill for fire watch services in excess of 60 minutes.

Jamie Lance stated that he had zero amendments to the 2020 NEC. He stated that he would like to add a maintenance level electrical certification as part of our licensing program. It's a much simpler test. Mr. Kunkel asked how it was achieved. Mr. Lance explained the testing. Mr. Lance then summarized what has been added to the NEC.

Mr. Kunkel asked for questions regarding the NEC. Mr. Houk asks about bonding. Mr. Lance explained that it was an option that Carle chooses to do and it is not required by the NEC.

Mr. Dwyer then summarized the memo listing the significant changes to the Property Maintenance Code and amendments that they are proposing. There were no questions.

Mr. Hanson said there were no significant changes to the mobile home section.

Section XI, flood hazard areas is directed by the State of Illinois and we were notified 6 to 9 months ago that our current guidance did not meet their guidance. This is a plug and play that we receive and Public Works is working on it and should have it next week. We can adopt it as they write it but it is not something that we are writing. It's basically something that the state supplies and says fill in your name and that sort of thing. If you are good with it, we can adopt it as they write it and I can send you copies to review.

Mr. Kunkel asked the board if anyone had any problem with it and no one did.

Mr. Hanson said that Corey Ireland, the plumbing/mechanical inspector was not there but that he had told Mr. Hanson there was no significant changes.

Mr. Kunkel said that the code said that we were adopting the Illinois Plumbing Code which is a state mandate but noted that the adopting ordinance said we are adopting the International Plumbing Code in parallel with that. Mr. Hanson said that it has always been the case and that we have only used it when it would be more stringent. There are a few instances where we've referred back to the plumbing code for additional clarity. First and foremost we enforce the Illinois Plumbing Code but if we can't find direction in the Illinois Plumbing Code we've gone back to the International Plumbing Code.

Mr. Kunkel asked if the Illinois Plumbing Code spoke specifically on an issue even if there was a more stringent requirement in the International Code would the Illinois Plumbing Code still govern or would you apply the more stringent from the International. Mr. Hanson said that they would stick with the Illinois Plumbing Code if it was addressed. Mr. Hanson said it is more a resource. Mr. Houk asked if they could add some verbiage that the Illinois Plumbing Code takes precedence. It was agreed and a discussion on the wording of how the International Plumbing Code was secondary. It was decided that The International Plumbing Code will be adopted as a secondary reference to the current Illinois Plumbing Code. In the event of conflicting requirements, the Illinois Plumbing Code shall govern.

Mr. Burgett asked if there were any amendments to the mechanical code. Mr. Hanson said there were no new amendments.

Mr. Kunkel asked if there was any general discussion or comments.

Mr. Houk thanked the staff for their hard work. Mr. Kunkel said he could echo that for all.

Mr. Kunkel said there were three options

Move to approve as presented

Move to approve with specified modifications

Move to deny and staff goes back to the drawing board.

Mr. Burgett moved to accept the adopting ordinance as presented with the items that have been discussed today.

Mr. Kunkel clarified that the motion that was before the board is to accept per option two to recommend approval of the adopting ordinance to city council along with specified modifications which are the modifications that were included within the course of the meeting and will be reflected in the minutes.

Mr. Houk seconded the motion

Mr. Kunkel asked for a roll call for the vote. Motion was approved 4-0.

Mr. Kunkel asked for public comment. There was none.

Mr. Kunkel asked for a motion for adjournment. Mr. Houk made the motion and Mr. Seyler seconded.

ADJOURNMENT:

The meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Vivian Petrotte

BSCBA:vp



Community Development
Services Department

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanailinois.us

m e m o r a n d u m

TO: Building Safety Board of Appeals
Nicholas Hanson, Building Official

FROM: Jamie Lance, Electrical Inspector

DATE: 04/01/2022

SUBJECT: Significant Changes of the 2020 National Electric Code

The purpose of this memo is to identify any significant changes in the adoption of the 2020 *National Electrical Code* (NEC).

The following Sections have been added to the Adopting Ordinance for the NEC. The adoption of the new section(s) does not change the purpose or intent of the Code.

Section 90-13(D) Maintenance Level Electrical Certification has been added.

The following Sections have been added to the 2020 NEC. The adoption of the new section(s) does not change the purpose or intent of the Code.

Section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel expands the ground fault protection in kitchens to include garbage disposals and dishwashers.

Section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel expands the ground fault protection for receptacles to include voltage up to 250v.

Section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel expands the ground fault protection to include the entire basement.

Section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel adds ground fault protection requirements for indoor damp and wet locations.

Section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel expands the ground fault protection for exterior outlets regardless of voltage. Covered light fixtures are exempt.

Section 210.12 Arc-Fault Circuit Interrupter Protection has expanded the requirements in dwelling units for arc fault protection to kitchen circuits; bathrooms are exempt.

Section 210.12 Arc-Fault Circuit Interrupter Protection has expanded the requirements in Guest Rooms, Guest Suites and Dormitories.

Section 210.52 Dwelling Unit Receptacle Outlets expands the minimum requirement of receptacles in garages and includes a dedicated garage circuit.

Section 230.67 Surge Protection now required for services supplying dwelling units.

Section 230.85 Emergency Disconnect now required on the exterior of 1 and 2 family dwelling units.

Section 314.27 Ceiling Boxes in habitable spaces in dwelling units shall be fan rated.

Section 406.4 Receptacle Replacement is now required to upgrade to AFCI or GFCI protection where required by this code.

Section 445.18 Emergency Stop now required for hardwired generators on the exterior 1 and 2 family dwelling units.

Section 690.12 Solar Photovoltaic Systems now requires rapid shut down for solar installations on buildings. The code states that source circuits must be de-energized from all sources within 10 seconds of when the utility supply is de-energized or when the PV source disconnect is opened.



**Community Development
Services Department**

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanailinois.us

m e m o r a n d u m

TO: Building Safety Board of Appeals

FROM: Nicholas Hanson, Building Official

DATE: 04/01/2022

SUBJECT: Significant Changes of the 2021 International Building Code

The purpose of this memo is to identify any significant changes in the adoption of the 2021 *International Building Code* (IBC).

The following Sections of the 2021 IBC have been modified. The adoption of the new section(s) does not change the purpose or intent of the Code.

- **Section 424 Play Structures.** Has been added.
 - Play structure shall be constructed of noncombustible materials or of combustible materials as listed.
- **Section 425 Hyperbaric Facilities.** Has been added.
- **Section 426 Combustible Dusts, Grain Processing & Storage.** Has been added.
- **Section 427 Medical Gas systems.** Has been added.
 - Medical gases at health care-related facilities intended for patient or veterinary care shall comply with Sections 427.2 through 427.2.3 in addition to requirements of Chapter 53 of the *International Fire Code*.
- **Section 428 Higher Education Laboratories.** Has been added.
- **Section 503.1.4 Occupied Roofs.** Has been added.
- **Section 504.3, 504.4, 506.2, Table 601.** Have been modified to include mass timber.
- **Section 504.4 Allowable Height in Stories.** Has been modified to include mass timber.
- **Section 907.5.2.1.3 Fire Alarm Occupant Notification.** Has been modified.
 - Where fire alarm systems are required in R-1 and R-2 occupancy, a low-frequency signal shall be used in sleeping rooms.
- **Section 1008.2.1 Stairway Illumination.** Has been modified.
 - The minimum illumination level for both exit and exit access stairways has been increased to 10 foot-candles.
- **Section 1105.1.1 Automatic Doors.** Has been added.
 - In certain occupancies, the accessible public entrances will require an automatic door.
- **Section 1107.2 Vehicle Charging Stations.** Has been added.
 - Scoping provisions for accessible charging stations.
- **Section 1110.6 Bottle Filling Stations.** Has been added.
 - Where provided, bottle filling stations must be accessible.

- **Section 1208.4 Efficiency Units.** Has been modified.
 - Minimum required floor area is reduced to 190 sq. ft.
- **Section 107.5.3, 1705.20 Mass Timber Special Inspections.** Has been added.
 - Special inspection have been added for the anchorage and connection of mass timber elements.
- **Section 1705.10 Structural Integrity of Deep Foundations.** Has been added.
 - Special inspection and engineering assessments must now be done.
- **Section 1705.18 Firestop inspection in Group R.** Has been modified.
 - Group R fire areas exceeding 250, shall have a special inspection of the firestops, fire-resistant joint system and perimeter fire barrier systems.
- **Section 1809.5.1.** Has been added.
 - Frost protection must be provided for at exterior landings at all egress doors.
- **Section 3115 Intermodal Shipping Containers.** Has been added.
 - The use of intermodal shipping containers as building and structure are now recognized by the IBC.
- **Section 3313 Fire Protection During Construction.** Has been modified.
 - An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction.



Division of Community Risk Reduction

m e m o r a n d u m

To: Building Safety Code Board of Appeals

From: Michael Phillips, Fire Code Official

Date: March 11, 2023

Subject: 2021 International Fire Code Significant Changes

CC: Nick Hanson, Building Code Official
Demond Dade, Fire Chief

This memo includes the proposed significant changes to the 2021 International Fire Code along with the proposed local amendments of this model code. This memo does not include the detailed significant changes in the previous codes released by the International Codes Council in the years 2012, 2015, or 2018.

A thorough review of previous local amendments revealed that many of our intended amendments were addressed in the code sets that were not adopted after adopting the 2009 International Fire Code in 2011. Therefore, many of the previous amendments have been removed from the current proposal.

In the following changes, you are provided the type of change; addition, modification, or deletion (Local or ICC changes); a summary of each change; and why that change is significant to the proposed codes.

They are proposed as follows:

Chapter 1 - Sec 101.2.1 Appendices

CHANGE TYPE: Addition (Local)

CHANGE SUMMARY: Addition of four additional appendices providing guidance and regulation on Cryogenic Fluids, Hazardous materials management plans, Fire protection systems in non-compliant conditions, and Indoor trade shows and exhibitions.

CHANGE SIGNIFICANCE:

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents:

This appendix provides the fire codes official and registered design professionals with a reference tool for weight and volume equivalents for common cryogenic fluids.

Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions:

This appendix is intended to assist businesses in establishing a Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) based on the classification and quantities of materials found onsite in storage or use. The Urbana Fire Department has a custom HMMP & HMIS fillable form packet to assist businesses.

Appendix I – Fire Protection Systems – Non-compliant Conditions:

This appendix is intended to provide the fire code official with a list of conditions that are readily identifiable by the inspector during the course of an inspection utilizing this code. The specific conditions identified in this appendix are primarily derived from applicable NFPA standards and pose a hazard to the proper operation of the respective systems.

Appendix N – Indoor Trade Shows and Exhibitions:

This appendix was created to address the hazards associated with larger, more complex trade shows and exhibitions. Although many of these requirements are already included in various locations in this code, some of the more important items, such as requirements for covered and multiple-level booths, are not. The intent is to have the requirements covering these events in a single location with pointers to other locations within this code, making it easier for those organizing exhibitions and individual exhibitors unfamiliar with the fire code to locate the requirements applicable to them.

Chapter 3 - **Sec 320 - Additive Printing (3D)**

CHANGE TYPE: Addition (ICC)

CHANGE SUMMARY: Requirements for 3D printing operations are added to the code.

CHANGE SIGNIFICANCE: Additive manufacturing, also referred to as 3D printing, is becoming more prevalent in industrial, business, and personal (nonindustrial) applications. Definitions are added to the code to differentiate between industrial and nonindustrial equipment. This differentiation is critical because the requirements differ between the applications.

Generally, for business and personal (nonindustrial) additive manufacturing processes, relatively inexpensive 3D printers are available for use in residences, classrooms, offices, and businesses for producing customized products and prototypes.

Chapter 5 - **Sec 506.4 Motorized Gates and Doors**

CHANGE TYPE: Modification (Local)

CHANGE SUMMARY: Updates the current means of emergency access to areas secured by motorized gates or doors to an opening system that operates on the 800MHZ radio system utilized by all emergency responders in Champaign County.

CHANGE SIGNIFICANCE: This addresses the need for a universal means for emergency vehicles to gain access to secure areas with a high concentration of life or any business operation requiring immediate access to emergency vehicles. The previous system was only compatible with Fire Department operations. This new system allows all first responder agencies emergency access.

Sec 506.4.1 Existing Gates and Doors

CHANGE TYPE: Modification (Local)

CHANGE SUMMARY: Establishes a compliance date for the requirements in Sec 506.4.

CHANGE SIGNIFICANCE: This addresses the need to update all motorized gates and doors the new standard. While the Fire Code Official can require updates to gates or doors in disrepair, it establishes a final date for compliance by January 1, 2026.

Chapter 7 -

Sec 701.6 Maintenance of Fire-Resistance-Rated Construction

CHANGE TYPE: Modification (ICC)

CHANGE SUMMARY: Owner inspections are required annually for fire-resistance-rated protection of mass timber construction.

CHANGE SIGNIFICANCE: The use of cross-laminated timber is becoming more frequent. Several code changes occurred in the International Fire Code (IFC) and International Building Code (IBC) to address this construction method. Revisions in the IBC provide definitions for mass timber and noncombustible protection for mass timber.

Sec 701.7.1 Fire Doors Propped Open

CHANGE TYPE: Addition (Local)

CHANGE SUMMARY: Requires door-hold-open devices and automatic door closers in certain situations deemed necessary by the Fire Code Official.

CHANGE SIGNIFICANCE: This amendment is consistent with amendments by the Champaign Fire Department. Propped open doors are a common and ongoing life safety issue that reduces the effectiveness of certain life safety features in a building. Allowing the Fire Code Official to require these devices in certain situations of continued violations can reduce life hazards by taking certain human factors out of consideration.

Sec 703.2, 704.2 Repair of Penetrations and Voids

CHANGE TYPE: Addition (ICC)

CHANGE SUMMARY: Specific requirements have been added to the code for repairing or replacing penetrations, joints, and voids in fire-resistance-rated construction.

CHANGE SIGNIFICANCE: Fire barriers, firewalls, and horizontal assemblies require the protection of penetrations, joints, and voids. International Fire Code (IFC) Section 701.2 provides a general requirement for maintaining all fire-resistance ratings. These new sections provide specific guidance for repairing or replacing materials protecting penetrations, joints, and voids.

Chapter 9 -

Sec 901.7.5.1 Emergency Fire Watch by Fire Service Personnel

CHANGE TYPE: Addition (Local)

CHANGE SUMMARY: Allows the fire department to bill for fire watch services where property owners or agents do not respond to scenes when summoned by the fire department where fire protection systems are inoperable.

CHANGE SIGNIFICANCE: There has been an alarming number of incidents where property owners fail to respond when summoned to the scene due to inoperable fire protection systems. Sec 901.7 requires a fire watch to be in place for certain occupancies. When property staff does not respond, the fire department has to remain onsite until a representative shows up or the system is returned to service.

Sec 903.3.1.2 NFPA 13R Sprinkler Systems

CHANGE TYPE: Modification (ICC)

CHANGE SUMMARY: The allowable use of NFPA 13R sprinkler systems in Group R occupancies is reduced, especially those built with the podium concept, which increases the fire protection in these buildings.

CHANGE SIGNIFICANCE: This revised section now limits the height of the building where NFPA 13R sprinkler systems can be utilized. The sprinkler system can be designed to NFPA 13R if all of the following criteria are met:

- The upper floor of the Group R occupancy is no more than four stories above the grade plane.
- The upper floor level is no more than 30 feet above the lowest level of fire department vehicle access.
- The lowest floor level is no more than 30 below the lowest level of fire department vehicle access.

Sec 905.2.1 Minimum Design Pressure

CHANGE TYPE: Addition (Local)

CHANGE SUMMARY: Requires all Class I and Class III standpipe systems to be hydraulically calculated to certain requirements in NFPA 14.

CHANGE SIGNIFICANCE: Recent large residential redevelopments have resulted in large four to five-story buildings stretched over several blocks with limited site access. These types of structures are built to heights just under 75' to avoid certain highrise construction requirements. For the purposes of firefighting with limited site access, these buildings become horizontal highrises. This poses an extreme concern regarding sufficient water supplies to the most remote standpipe connections. Requiring these systems to be hydraulically designed dramatically reduces the possibility of human error when fire service personnel are expected to supply these systems.

907.4.2.5 Protective Covers

CHANGE TYPE: Modification (Local)

CHANGE SUMMARY: Requires protective covers on manual fire alarm boxes in Use Groups R-1 and R-2.

CHANGE SIGNIFICANCE: Sec 907.4.2.5 allows the fire code official to require these covers. In our city, malicious activations of manual pull boxes account for a significant number of false calls. These covers emit a loud audible alarm locally at that pull box which is proven to deter activation of the actual pull box. This has effectively reduced false calls and the complacency of human reactions to continuous false alarms.

Chapter 11 -

Sec 1103.7.5.1 Group R-1 Hotel and Motel Fire Alarm System

CHANGE TYPE: Modification (ICC)

CHANGE SUMMARY: The requirements for retrofitting a fire alarm system in existing unsprinklered single-story hotels and motels is added. A fire alarm system shall be installed by January 1, 2028.

CHANGE SIGNIFICANCE: Automatic sprinkler systems were not required in all Group R occupancies until the 2003 edition of the International Fire Code (IFC) and the International Building Code (IBC). Fires in some older multiple-story unsprinklered hotels without fire alarm systems have resulted in multiple fire fatalities and fire injuries. This often occurs when a fire on the first floor renders the means of egress unusable by occupants from floors above.

Sec 1103.7.7 Fire Alarm Maintenance and Repair

CHANGE TYPE: Addition (Local)

CHANGE SUMMARY: This brings clarity that allows the fire code official the right to require a fire alarm system that is in disrepair to be upgraded to the current code.

CHANGE SIGNIFICANCE: Many fire alarm systems in Urbana are so old that parts are no longer being made. We find many beyond repair to their original installation. Many times we find systems Frankenstein from work that was not permitted.

Sec 1103.7.8 Fire Alarm System Monitoring

CHANGE TYPE: Addition (Local)

CHANGE SUMMARY: Requires all existing fire alarm systems to be monitored by an approved supervising station by January 1, 2028.

CHANGE SIGNIFICANCE: With the current situation explained in Sec 1103.7.7, having these systems monitored will increase the effectiveness of emergency response in a timely manner, decrease the amount of time a system is out of service, and eliminate the confusion of the need for the signage specified in Sec 907.6.7. History has proven that most people are unaware of this signage and do not call 911 in a timely manner. This causes significant delays in emergency response. Today's technology allows for affordable wireless monitoring.

Chapter 33 -

Sec 3303.3, 3303.3.1 Daily Fire Safety Inspection

CHANGE TYPE: Addition (ICC)

CHANGE SUMMARY: New provisions for buildings under construction require daily fire safety inspections by the site safety director.

CHANGE SIGNIFICANCE: The number of fires during building construction has increased in recent years. These fires are typically quite destructive. Combustible framing is not yet protected by sheetrock, and fire spreads quickly. While many of these fires are considered accidental, they are often the result of carelessness and failure to follow basic fire safety practices. The total number of construction fires may represent a relatively small percentage of the overall population of buildings under construction, but the consequences of these fires severely impact nearby buildings and neighborhoods with increasing frequency and increasing levels of damage.



**Community Development
Services Department**

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanailinois.us

m e m o r a n d u m

TO: Building Safety Board of Appeals
Nicholas Hanson, Building Official

FROM: Michael Frank, Code Compliance Inspector II
Tom Dwyer, Code Compliance Inspector II

DATE: 04/01/2022

SUBJECT: Adoption of the 2021 Property Maintenance Code

The purpose of this memo is to identify any significant changes in the adoption of the 2021 *International Property Maintenance Code (IPMC)*.

The following Sections have been amended from the previous adoption. The adoption of the amended section(s) does not change the purpose or intent of the Code.

Section 107 has been amended to refer to Article II of the adopting ordinance.

Section 109.4.1 Failure to Comply Tickets has been amended from “shall impose penalty...” to “may impose penalty...”

Section 702.4 Means of Egress previous amendments were removed.

The following Sections have been added to the 2021 IPMC. The adoption of the new section(s) does not change the purpose or intent of the Code.

Section 505.5 Non-potable water reuse systems. Has been added.

Section 505.5.1 Abandonment of systems. Has been added.

Section 704.5 Fire department connection has been added.

Section 704.6.2 Interconnection has been added.

Section 704.6.3 Power Source has been added.

There are no proposed changes to the Rental Registration Program.



**Community Development
Services Department**

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanailinois.us

m e m o r a n d u m

TO: Building Safety Board of Appeals

FROM: Nicholas Hanson, Building Official

DATE: 04/01/2022

SUBJECT: Significant Changes of the 2021 International Residential Code

The purpose of this memo is to identify any significant changes in the adoption of the 2021 *International Residential Code* (IRC).

The following Sections of the 2021 IRC have changed. The adoption of the new section(s) does not change the purpose or intent of the Code.

- **Section R301.1.4 Intermodal Shipping Containers.** Has been added.
 - Provisions for construction with intermodal shipping containers.
- **Section R301.2 Wind Speeds.** Has been amended.
 - Ultimate design wind speed was increased to 107 mph.
- **Section R302.5 Dwelling-Garage Opening Protection.** Has been amended.
 - Doors shall be self-latching and equipped with self-closing or automatic-closing device.
- **Section R305.1 Ceiling Height.** Has been amended.
 - Minimum ceiling height is reduced to 6 feet 6 inches under beams spaced at least 36 inches apart.
- **Section 310.5, 310.6, & 310.7 Emergency Escape and Rescue Openings in Existing Building.** Has been amended.
 - Opening dimension have been reduced for emergency escape and rescue openings for a basement remodel, basement addition or change of occupancy.
- **Section R506.2.3 Vapor Retarders Under Concrete Slabs.** Has been amended.
 - A minimum 10-mil vapor retarder is now required.
- **Section R609.4.1 Garage Doors.** Has been added.
 - All garage doors must have a permanent label identifying wind pressure ratings.
- **Section E3902.5 GFCI Protection for Basement Receptacles.** Has been amended.
 - GFCI protection has been expanded to include all basement areas.

The following appendixes are added. The adoption of these appendixes does not change the purpose or intent of the Code.

Appendix AF – Radon Control Methods

Appendix AH – Patio Covers

Appendix AJ – Existing Building and Structures

Appendix AO – Automatic Vehicle Gates

Appendix AQ – Tiny Houses

Appendix AS – Strawbale Construction

Appendix AT – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses

Appendix AW – 3-D-Printed Building Construction is ADOPTED as part of this code.

Hanson, Nicholas

From: Franks, Carmen
Sent: Monday, June 5, 2023 11:19 AM
To: Hanson, Nicholas; Zeman, John
Subject: RE: Floodplain Development regulations - Urbana

Hi Nick,

In case it is needed for the next Council discussion, here are the most significant changes to Article XI:

- Added definition of "Development Permit" (p.5) – this is important because the previous/current version reads like we have a local floodplain development permit, but we do not.
- Reworded some of the Duties of the City Engineer (p.10), specifically:
 - o Making clear that the City isn't responsible for property owners applying for/obtaining all their floodplain permits
 - o Laying out a procedure for determining "market value" of a property (in order to determine if an activity is a "substantial improvement" or "substantial damage")
- Revised Section 5-205 to clarify how a development gets permitted within a floodplain [suggested text from IDNR Model Floodplain Ordinance]
- Added more info to 5-209 (p.21) on dams, LOMRs, & construction, following LOMR-Based on Fill requests [suggested text from IDNR]
- Added more info to 5-211 (Variances) for technical considerations for the Building Safety Code of Appeals [suggested text from IDNR]

Let me know if you have any questions on this or need any more information.

Thank you,
 Carmen

Carmen A. Franks, PhD, PE
 Assistant City Engineer

City of Urbana
 217.384.2342 Public Works Main Line Ext. 641
 217.384.2499 Direct Line

From: Franks, Carmen
Sent: Thursday, May 11, 2023 4:11 PM
To: Hanson, Nicholas <nphanson@urbanailinois.us>; Zeman, John <jczeman@urbanailinois.us>
Subject: RE: Floodplain Development regulations - Urbana

Great. Yes, Tim let me know about the time change. I'll see you then!

Carmen A. Franks, PE, PhD
 Assistant City Engineer

City of Urbana
 217.384.2342 Public Works Main Line Ext. 641
 217.384.2499 Direct Line

Are there code requirements for existing houses?

The *International Residential Code* has provision for existing buildings to encourage the continued use or reuse of legally existing buildings and structures.

Permits are required whenever you alter or renovate an existing residence.

ALTERATION. The reconfiguration of any space; the addition or elimination of any door or window; the reconfiguration or extension of any system; or the installation of any additional equipment.

RENOVATION. The change, strengthening or addition of load-bearing elements; or the refinishing, replacement, bracing, strengthening, upgrading or extensive repair of existing materials, elements, components, equipment or fixtures. Renovation does not involve reconfiguration of spaces. Interior and exterior painting are not considered refinishing for purposes of this definition, and are not renovation.

However, permits are not required for all repairs.

REPAIR. The patching, restoration or minor replacement of materials, elements, components, equipment or fixtures for the purposes of maintaining those materials, elements, components, equipment or fixtures in good or sound condition.

Regardless of the category of work being performed, the work shall not cause the structure to become unsafe, hazardous, insanitary or overloaded and shall not make the building any less compliant than previously approved.

What type of work requires a permit?

Permits are required for the alteration, renovation or new construction of the following:

Fences: A permit is required to install a new fence or to replace an existing fence. Fences must adhere to Chapter 7 of the City Code of Ordinances.

Decks & Porches: A permit is required for a deck and/or porch. Decks must be built in areas other than required front or side yards.

Windows: Replacement windows require a permit. Every sleeping room below the fourth story of Use Group R Occupancies shall have at least one operable window or exterior door approved for emergency egress.

Yard Sheds: Yard sheds require a permit. They may be located no closer than eighteen (18) inches from the side and rear lot lines, but they must not be built in easement areas and are prohibited in required front yards.

Garages: Building permits are required for garages.

Additions: Since the complexity of additions may vary widely, we recommend you contact our office in the early planning stages.

Remodeling: Permits are required if any walls are being added, removed or relocated; any structural modifications are being considered; any attic, basement or garage area is being altered.

Roofing: Roofing permits are required when you are re-sheathing a roof or changing the roof's pitch, however, shingle replacement or overlay does not require a permit. In addition, Illinois law requires roofing contractors to be licensed by the State of Illinois.

Painting, flooring, drywall work and similar activities involving surfaces do not require permitting.

Can I do my own work?

General Contracting: No licensing requirements.

Plumbing: Plumbing license from the State of Illinois is required, unless you own and live in the residence.

Electrical: Electrical license from the City of Urbana is required, unless you own and live in the residence.

Roofing: Roofing license from the State of Illinois is required, unless you own property.

Common Questions:

Do I need to meet the requirements of the code if I do the work in my own home?

Yes, all work must meet or exceed the minimum requirements of the residential code, regardless of who owns the property or does the work.

If I remodel my old house, does everything have to be brought up to current code?

Only the items that are altered or renovated are required to be brought up to code or as close as possible.

Can I finish my basement?

Habitable spaces created in existing basements shall have ceiling heights of not less than 6 feet 8 inches, except that the ceiling height at obstructions shall be not less than 6 feet 4 inches from the basement floor. Existing finished ceiling heights in nonhabitable spaces in basements shall not be reduced.

What is an emergency escape and rescue opening?

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court.

How often do I need to upgrade my smoke alarms?

Smoke alarms shall meet the minimum requirements set forth by Illinois State Law. However, if a building permit is issued, interconnected smoke alarms shall be installed.

Am I required to meet the energy code?

If work is done on the exterior walls, attic space or foundation, the minimum requirements of the energy code shall be met or the cavities filled.

Do I need to hire an architect or structural engineer?

Architectural drawings are required to be submitted for multi-family and commercial projects with the permit application. However, while plans and details are still required, one- and two-family homes do not require plans that are sealed and stamped by an architect.

Where can I find more information on the code requirements?

Current codes adopted by the City of Urbana can be found online at **www.urbanainllinois.us/codes**

The Urbana Free Library keeps the full set of codes adopted by the City of Urbana and can be found in their Reference Section.

The codes can be found on the International Code Councils website: **<https://codes.iccsafe.org>**

What if I have questions about what might be required?

Contact the City of Urbana Building Safety Division:

- 217.384.2443
- BuildingSafety@urbanainllinois.us



MEMORANDUM

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Elizabeth Hannan, Human Resources & Finance Director / CFO
Alyana Robinson, Financial Analyst

DATE: June 15, 2023

SUBJECT: **Ordinances Approving the FY2024 Annual Budget and Amending the FY2023 Annual Budget**

Introduction: Attached are two Council Bills –

1. An Ordinance adopting the FY2024 Annual Budget
2. An Ordinance amending the FY2023 Annual Budget

The budget amendment requires six affirmative votes, including the Mayor, to pass.

Discussion:

FY2024 Annual Budget: The Ordinance approving the Annual Budget includes a detailed listing of changes from the proposed budget provided to the City Council. Some of these changes are housekeeping items, such as change in the timing of expenditures. Changes include –

General Operating Fund (100):

- Human Resources: Unspent funds of \$20,000 will be carried forward to FY2024 to cover any additional equipment needs, minor electrical and maintenance work related to the move to the Cohen Building.
- Public Works Engineering: Unspent funds of \$110,000 that were allocated to pay for GIS managed services contract will be carried over to FY2024. In addition, unspent funds of \$140,105 for Utility locating services contract will be carried over to FY2024.

FY2023 Budget Amendment: This Ordinance amends the FY2023 budget to conform to estimates provided in the proposed budget, with changes detailed on the attachment. Again, most changes are housekeeping items, such as changes in the timing of expenditures. Changes include –

- General Operating Fund (100): Due to timing of expenditures, FY2023 estimates have been reduced by a total of \$270,105 for a couple of lines in Human Resources and Public Works Engineering and Row and Tech Support budget and carried forward to the FY2024 Budget. This is to reflect timing of expenditures at fiscal year-end.

Capital Improvement Plan: The Capital Improvement Plan is updated annually and includes five-year projections for all capital funds. Changes to the estimates related to the capital projects have been made to reflect the revisions made on the Capital Improvement Plan. These are listed in the budget ordinance exhibit that is attached to this memo.

Fiscal Impact: The projected ending fund balance in the General Operating Fund will be \$19,089,365, which is 47% of recurring expenditures. Recurring expenditures will be 96.30% of recurring revenues. Excluding the \$7M assigned for future transfers for capital improvements, including Equity and Quality of Life (EQoL) projects, the fund balance would be \$12,089,365, which is 29.76% of recurring expenditures.

Alternatives:

1. Approve both Ordinances, thereby adopting the Annual Budget for FY2024 and amending the Annual Budget for FY2023.
2. Amend one or more of the items.

Recommendation: Staff recommends that the City Council approve both Ordinances, thereby adopting the Annual Budget for FY2024 and amending the Annual Budget for FY2023.

ORDINANCE NO. _____**AN ORDINANCE APPROVING THE FISCAL YEAR 2023-2024 ANNUAL BUDGET**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution of 1970, and may exercise any power and perform any function pertaining to its governmental business and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted by the Illinois Constitution of 1970; and

WHEREAS, the Finance Director acting as Budget Director pursuant to Urbana City Code Sections 2-129 and 2-130 has compiled a proposed annual budget ordinance for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with 65 ILCS 5/8-2-9.1 through and including 65 ILCS 5/8-2-9.9 and Urbana City Code Chapter 2, Article VI, Division 2; and

WHEREAS, the Mayor has made the proposed annual budget ordinance conveniently available for public inspection by publication in pamphlet form and by posting it on the City’s website at least 14 days prior to a public hearing on such ordinance; and

WHEREAS, the City Council held a public hearing on the proposed annual budget ordinance at 7:00 p.m., June 20, 2023 after due and proper notice of the availability for inspection of such ordinance and notice of such public hearing having been given by publication in *The News-Gazette*, a newspaper having general circulation within the City of Urbana, which date was at least 14 days prior to the time of the public hearing; and

WHEREAS, the City Council and the Mayor, being the corporate authorities, find that it is in the best interests of the City to approve the proposed annual budget ordinance as heretofore further changed, modified, and amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AND THE MAYOR, BEING THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

The City of Urbana Fiscal Year 2023-2024 Annual Budget, a true and correct copy of which is attached hereto and made a part hereof as if set forth herein, be and the same is hereby passed, approved, and adopted as the annual budget ordinance of and for the City of Urbana for the fiscal year beginning July 1, 2023 and ending June 30, 2024, including changes listed on the Exhibit attached hereto and incorporated herein by reference.

Section 2.

The Human Resources and Finance Director acting as the Budget Director is hereby authorized to amend the Fiscal Year 2023-2024 Annual Budget to increase expenditures by the amount of encumbrances outstanding as of June 30, 2023.

Section 3.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the corporate authorities (5 of 8 votes) of the City of Urbana, Illinois, at a duly noticed and convened meeting of the said corporate authorities.

PASSED BY THE CORPORATE AUTHORITIES this ___ day of _____, 20__.

AYES: _____

NAYS: _____

ABSTENTIONS: _____

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ___ day of _____, 20__.

Diane Wolfe Marlin, Mayor

Budget Ordinance FY2023/24 - Exhibit

General Ledger Code	Description	Proposed Budget	Adopted Budget	Difference	Reason
GENERAL OPERATING FUND					
10015155-51900	HUMAN RESOURCES - OTHER SUPPLIES	518	8,518	8,000	one-time carryover from FY23
10015155-52201	HUMAN RESOURCES - BUILDING REPAIR & MAINT	-	12,000	12,000	one-time carryover from FY23 (reallocated from janitorial services line)
10040440-52199	PW ENGINEERING - OTHER PROFESSIONAL SERVICES	85,000	195,000	110,000	one-time carryover from FY23 for GIS services
10040427-52999	PW ROW AND TECH SUPPORT - OTHER CONTRACTUAL SERVICES	4,746	144,851	140,105	one-time carryover from FY23 for Utility location services
	TOTAL EXPENDITURES	<u>45,429,745</u>	<u>45,699,850</u>	<u>270,105</u>	
	ENDING FUND BALANCE	<u>19,089,365</u>	<u>19,089,365</u>	<u>-</u>	
CAPITAL REPLACEMENT & IMPROVEMENT FUND (200)					
20040470-53200-40800	CITY FACILITY IMPROVEMENT - FIRE STATION DESIGN	-	300,000	300,000	update estimate to reflect CIP plan changes
20040470-53200-40800	CITY FACILITY IMPROVEMENT - FIRE STATION CONSTRUCTION	8,520,000	7,470,000	(1,050,000)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>16,018,969</u>	<u>15,268,969</u>	<u>(750,000)</u>	
	ENDING FUND BALANCE	<u>822,394</u>	<u>1,552,394</u>	<u>730,000</u>	
STORMWATER UTILITY FUND (201)					
201-44323	STORMWATER FEES	1,838,425	1,707,089	(131,336)	update revenue estimates
201-46290	OTHER REIMBURSEMENTS	10,000	150,000	140,000	update revenue estimates
	TOTAL REVENUES	<u>1,928,225</u>	<u>1,936,889</u>	<u>8,664</u>	
20140470-52105-40419	PLANNING SERVICES - ABANDONMENT FEASIBILITY STUDY	-	55,000	55,000	update estimate to reflect CIP plan changes
20140470-53303-40414	STORMWATER - BONEYARD CREEK CROSSING IMPROVEMENT	200,000	240,000	40,000	update estimate to reflect CIP plan changes
20140470-53303-40418	STORMWATER - STORM SEWER LINING	375,000	425,000	50,000	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>2,564,455</u>	<u>2,709,455</u>	<u>145,000</u>	
	ENDING FUND BALANCE	<u>811,965</u>	<u>652,614</u>	<u>(159,351)</u>	
LOCAL MOTOR FUEL TAX FUND (202)					
20240470-53301-40159	HIGHWAY AND STREETS - ANNUAL JOINT SEAL & CRACK PROGRAM	135,000	210,000	75,000	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>973,750</u>	<u>1,048,750</u>	<u>75,000</u>	
	ENDING FUND BALANCE	<u>2,620</u>	<u>3,904</u>	<u>1,284</u>	
MOTOR FUEL TAX FUND (203)					
20340470-52105-40134	PLANNING SERVICES - SPRINGFIELD: WRIGHT TO MCCULL	130,000	190,000	60,000	update estimate to reflect CIP plan changes
20340470-52105-40148	PLANNING SERVICES - SAVANNAH GREEN: ALLEYS & SMITH RD	200,000	300,000	100,000	update estimate to reflect CIP plan changes
20340470-52105-40167	PLANNING SERVICES - BONEYARD CREEK BRIDGE REPAIR	-	5,000	5,000	update estimate to reflect CIP plan changes
20340470-53301-40148	HIGHWAY AND STREETS	1,400,000	-	(1,400,000)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>6,858,160</u>	<u>5,623,160</u>	<u>(1,235,000)</u>	
	ENDING FUND BALANCE	<u>572,289</u>	<u>1,921,289</u>	<u>1,349,000</u>	
SANITARY SEWER FUND (204)					
20440470-53304-40511	SANITARY SEWER - SANITARY SEWER LINING	275,000	320,000	45,000	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>2,273,105</u>	<u>2,318,105</u>	<u>45,000</u>	
	ENDING FUND BALANCE	<u>507,730</u>	<u>557,730</u>	<u>50,000</u>	
TIF 4 (343)					
34350501-52105-40177	PLANNING SERVICES - TIF 4 SIDEWALKS	100,000	300,000	200,000	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>2,820,348</u>	<u>3,020,348</u>	<u>200,000</u>	
	ENDING FUND BALANCE	<u>3,284,085</u>	<u>3,084,085</u>	<u>(200,000)</u>	
CENTRAL TIF (344)					
34450501-52105-40169	PLANNING SERVICES - BONEYARD CREEK LIGHTING	-	9,000	9,000	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	<u>9,093,063</u>	<u>9,102,063</u>	<u>9,000</u>	
	ENDING FUND BALANCE	<u>46,619</u>	<u>46,669</u>	<u>50</u>	

ORDINANCE NO. _____**AN ORDINANCE REVISING THE ANNUAL BUDGET ORDINANCE****(Budget Amendment #8 – Fiscal Year 2022-2023 Estimates)**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution of 1970, and may exercise any power and perform any function pertaining to its governmental business and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted by the Illinois Constitution of 1970; and

WHEREAS, the corporate authorities of the City heretofore did approve the annual budget ordinance of and for the City of Urbana for the fiscal year beginning July 1, 2022 and ending June 30, 2023; and

WHEREAS, the said corporate authorities find that revising the annual budget ordinance by deleting, adding to, changing, or creating sub-classes within object classes and object classes themselves is in the best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs; and

WHEREAS, funds are available to effectuate the purpose of such revision; and

WHEREAS, the Budget Director may not make such revision under the authority so delegated to the Budget Director pursuant to 65 ILCS 5/8-2-9.6 or Urbana City Code Section 2-133.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AND THE MAYOR, BEING THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

The annual budget ordinance shall be and the same is hereby revised as set forth in the column labeled “FY23 Estimate” in the proposed Fiscal Year 2023-24 budget document, including changes listed on the Exhibit attached hereto and incorporated herein by reference.

Section 2.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of two-thirds of the corporate authorities then holding office (6 of 8 votes) of the City of Urbana, Illinois, at a duly noticed and convened meeting of the said corporate authorities.

PASSED BY THE CORPORATE AUTHORITIES this __ Day of _____, 20__.

AYES: _____

NAYS: _____

ABSTENTIONS: _____

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this __ Day of _____, 20__.

Diane Wolfe Marlin, Mayor

Budget Amendment 2022/23 - #8 - Exhibit

General Ledger Code	Description	Estimated	Updated Estimate	Difference	Reason
GENERAL OPERATING FUND (100)					
10015155-51900	HUMAN RESOURCES - OTHER SUPPLIES	15,500	7,500	(8,000)	one-time carryover to FY24
10015155-52901	HUMAN RESOURCES - JANITORIAL SERVICES	15,000	3,000	(12,000)	reduce FY23 estimate & reallocate to building repair & maint in FY24
10040440-52199	PW ENGINEERING - OTHER PROFESSIONAL SERVICES	195,000	85,000	(110,000)	one-time carryover to FY24 for GIS services
10040400-52999	PW ADMIN - OTHER CONTRACTUAL SERVICES	43,442	18,442	(25,000)	reduce FY23 estimate and reallocate to utility location services in FY24
10040427-52999	PW ROW AND TECH SUPPORT - OTHER CONTRACTUAL SERVICES	139,585	24,480	(115,105)	one-time carryover to FY24 for Utility location services
	TOTAL EXPENDITURES	43,010,866	42,740,761	(270,105)	
	ENDING FUND BALANCE	21,435,836	21,705,941	270,105	
CAPITAL REPLACEMENT & IMPROVEMENT FUND (200)					
20040470-53100-40800	LAND - FIRE STATION 3 LAND ACQUISITION	-	290,000	290,000	update estimate to reflect CIP plan changes
20040470-53200-40800	BUILDING - CITY FACILITY IMPROVEMENT	2,165,225	1,895,225	(270,000)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	3,523,013	3,543,013	20,000	
	ENDING FUND BALANCE	2,415,736	2,395,736	(20,000)	
STORMWATER UTILITY FUND (201)					
201-46290	OTHER REIMBURSEMENTS	150,000	10,000	(140,000)	update revenue estimates to reflect timing
	TOTAL REVENUES	1,961,651	1,821,651	(140,000)	
20140470-52105-40419	PLANNING SERVICES - ABANDONMENT FEASIBILITY STUDY	100,000	45,000	(55,000)	update estimate to reflect CIP plan changes
20140470-52106-40412	ARCHITECTURAL & ENG SERVICES - STORMWATER MGMT PLANNING	643,950	697,500	53,550	update estimate to reflect CIP plan changes
20140470-52204-40401	INFRASTRUCTURE MAINT - BRIDGE MAINTENANCE PROJECTS	25,000	-	(25,000)	update estimate to reflect CIP plan changes
20140470-53303-40414	STORMWATER - BONEYARD CREEK CROSSING IMPROVEMENT	300,000	258,205	(41,795)	update estimate to reflect CIP plan changes
20140470-53303-40417	STORMWATER - STORM SEWER RECONSTRUCTION	25,000	26,260	1,260	update estimate to reflect CIP plan changes
20140470-53303-40418	STORMWATER - STORM SEWER LINING	550,000	500,000	(50,000)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	2,941,912	2,824,927	(116,985)	
	ENDING FUND BALANCE	1,448,195	1,425,180	(23,015)	
LOCAL MOTOR FUEL TAX FUND (202)					
20240470-53301-40159	HIGHWAY AND STREETS - ANNUAL JOINT SEAL & CRACK PROGRAM	200,000	123,716	(76,284)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	2,033,815	1,957,531	(76,284)	
	ENDING FUND BALANCE	192,784	269,068	76,284	
MOTOR FUEL TAX FUND (203)					
20340470-52105-40134	PLANNING SERVICES - SPRINGFIELD: WRIGHT TO MCCULL	130,000	70,000	(60,000)	update estimate to reflect CIP plan changes
20340470-52105-40148	PLANNING SERVICES - SAVANNAH GREEN: ALLEYS & SMITH RD	250,000	201,000	(49,000)	update estimate to reflect CIP plan changes
20340470-52105-40167	PLANNING SERVICES - BONEYARD CREEK BRIDGE REPAIR	80,000	75,000	(5,000)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	4,882,131	4,768,131	(114,000)	
	ENDING FUND BALANCE	4,015,650	4,129,650	114,000	
SANITARY SEWER FUND (204)					
20440470-52105-40514	PLANNING SERVICES - GIS PLANNING	235,000	240,000	5,000	update estimate to reflect CIP plan changes
20440470-53304-40511	SANITARY SEWER - SANITARY SEWER LINING	300,000	200,000	(100,000)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	1,957,126	1,862,126	(95,000)	
	ENDING FUND BALANCE	1,076,803	1,171,803	95,000	
CENTRAL TIF (344)					
34450501-52105-40169	PLANNING SERVICES - BONEYARD CREEK LIGHTING	58,000	48,950	(9,050)	update estimate to reflect CIP plan changes
	TOTAL EXPENDITURES	900,785	891,735	(9,050)	
	ENDING FUND BALANCE	2,839,682	2,848,732	9,050	



CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS

M E M O R A N D U M

TO: Mayor Diane Wolfe Marlin and Members of the City Council

FROM: Tim Cowan, Public Works Director
John Zeman, City Engineer
Carmen Franks, Assistant City Engineer

DATE: June 12, 2023

RE: **A Resolution Approving the Capital Improvement Plan (Fiscal Years 2024-2028)**

Description

The Capital Improvement Plan (CIP) is updated annually per Section 3 of City Council Resolution No. 8788-R14. The CIP outlines expected revenues and expenditures for capital projects and maintenance for the subsequent five fiscal years. Capital assets include: bridges, pavement, traffic signals, lighting, sidewalks, storm sewers, sanitary sewers, public facilities, and urban canopy. The CIP primarily draws from five funds: Capital Replacement and Improvement (CR&I), Local Motor Fuel Tax, State Motor Fuel Tax, Sewer Benefit Tax, and Stormwater Utility Fee Funds. In addition to the dedicated CIP funds, many operational and maintenance activities are supported by the City's General Fund. Other funds will occasionally support capital improvement projects, but in an ancillary capacity to their primary purpose; these include: TIF funds, parking funds, and CDBG funds.

Background and Discussion

The CIP for fiscal years 2024-2028 was presented at the May 22, 2023 City Council meeting. Detailed information about asset composition, scheduled projects, and fund balances are within the attached CIP. The CIP report, a map of capital projects, and additional information have been available since May 22, 2023 for public review on a dedicated webpage on the City's [website](#). Since the presentation, there have been a few changes to the CIP, summarized in the attached list of revisions. Most of the changes involved updating FY 23 estimated spending and moving unencumbered funds forward to the FY 24 budget. A prohibitively high bid price received on the Savannah Green Alleys project led us to substantially reduce the scope of that project in order to free up funds for higher priority projects. Start of construction for the two ITEP projects (Florida Ave. Shared-Use Path and Bakers Lane Shared-Use Path) was moved one year earlier to FY 25.

Fiscal Impact

For FY 24 the CIP commits \$29,865,576 in expenses against \$25,195,600 in revenue, inclusive of \$15,840,703 in borrowing and grants. Over the life of the 5-year CIP, there are \$91,074,081 in revenues, including \$44,871,583 in borrowing and grants, and \$102,642,409 in expenditures outlined in the CIP, inclusive of some General Fund expenditures related to infrastructure asset operations and maintenance. Detailed fund reports and discussion are included in the attached CIP.

Recommendation

We recommended that Council pass the attached resolution approving the CIP for FY 24-28. The proposed expenditures for FY 24 will be adopted in the FY 24 Budget Ordinance.

Attachments

1. A Resolution Approving the Capital Improvement Plan (Fiscal Years 2024-2028)
2. Revisions Summary (since May 22, 2023) for the Capital Improvement Plan FY 24-28
3. Capital Improvement Plan (Fiscal Years 2024-2028)

RESOLUTION NO. 2023-06-**A RESOLUTION APPROVING THE CAPITAL IMPROVEMENT PLAN****(Fiscal Years 2024-2028)**

WHEREAS, on April 18, 1988, the City Council authorized a capital improvement plan for the City of Urbana, pursuant to Resolution No. 8788-R14; and

WHEREAS, said Resolution requires the City Council to update such plan annually to reflect new and changing needs and project priorities.

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Urbana, Illinois, as follows:

The Capital Improvement Plan (Fiscal Years 2024-2028), in substantially the form of the copy of said Plan attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Diane Wolfe Marlin, Mayor

A draft of the proposed CIP was presented to council on May 22, 2023 inviting feedback from the Council, staff, and the public. The final CIP incorporates relevant alterations since that time and this document summarizes the relevant revisions for comparison to the previous draft.

Section 1: Executive Summary

1. Updated tables to reflect changes to Fund Report.

Section 2: Asset Management Summary

1. Updated tables to reflect changes to Fund Report.
2. Updated financial information in asset summaries to reflect changes to Fund Report.

Section 3: Transportation

1. Updated project pages to reflect changes to Fund Report.
2. Moved Broadway Ave. (Elm to Park) from the Backlog part to the Capital Projects (FY25-FY28) part. The segment of Broadway Ave. from Park to Stebbins was removed because it is currently surface treated, so it would not receive the same pavement rehabilitation as the segment from Elm to Park.
3. Dropped Elm St. (Race to Vine) from the Vine St. and Illinois St. project, and added it as a Backlog project.
4. Capital Projects (Summary)
 - a. Updated the image used to illustrate PCI Ranges and Descriptive Condition with one that is used by IDOT. Updated the descriptions for each condition throughout the document.

Section 4: Facilities

1. Updated project pages to reflect changes to Fund Report.

Section 5: Sewer System

1. Updated project pages to reflect changes to Fund Report.

Section 6: Fund Report

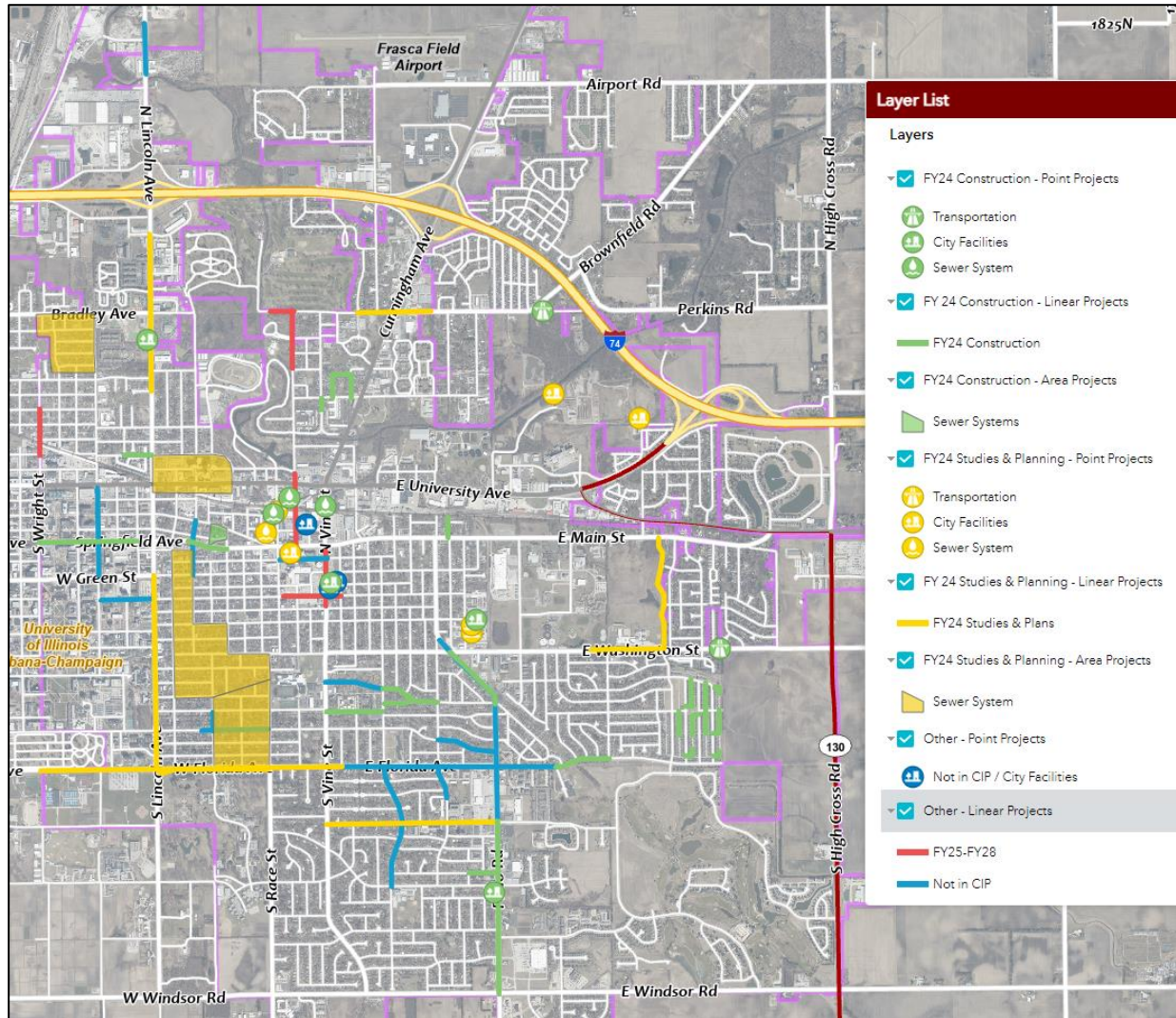
1. 200 – Capital Replacement & Improvement (CR&I) Fund
 - a. For the Fire Stations, updated land acquisition cost (FY23 Est.), reduced the construction estimate for FY24, and added a supplemental design budget in FY24.
 - b. Moved Vine St. & Illinois St. to SMFT fund and replaced it with Broadway (Elm to Park) project (Project 40182).
2. 201 – Stormwater Utility (SWU) Fund
 - a. Reduced the SWU fee revenue projections, using more accurate numbers.

- b. Modified assumed annual inflation rate for Projects 40402 and 40418 to 4% for consistency with other projects. Reduced the annual budget for storm sewer lining (Project 40418) in FY25 by \$60,000 due to the lower revenue projections.
 - c. Pushed construction for Boneyard Creek Crossing Improvements from FY25 to FY27 due to the lower revenue projections.
 - d. For the Boneyard Creek Segment #3 Bank Stabilization (Project 40414), moved unencumbered funds forward from FY23 to FY24, and moved the corresponding UCSD reimbursement forward from FY23 to FY24.
 - e. Updated FY23 estimates based on recently encumbered contracts (Projects 40412, 40417, 40418, and 40419), moving unencumbered funds forward to FY24.
 - f. Deleted Bridge Maintenance Projects (Project 40401) because no funds were spent in FY23. The bridge maintenance work for FY24 and forward has been moved to the CR&I fund.
 - g. Noted that the EPA 319 grant has not been awarded, and that the associated project is contingent on this grant funding.
- 3. 202 – Local MFT Fund
 - a. Updated FY23 estimates based on recently encumbered contracts (Project 40159), moving unencumbered funds forward to FY24.
- 4. 203 – State MFT Fund
 - a. For Savannah Green Alleys (Project 40148), reduced scope of construction from pavement rehabilitation to pavement patching for a smaller area. Bid price for the larger pavement rehabilitation project was prohibitively high. This project has a low priority score, so the funds previously budgeted for this project are being diverted to other, higher priorities – specifically, Vine St. and Illinois St. and Broadway Ave. (Elm to Park).
 - b. Moved Vine St. & Illinois St. from CR&I funds to SMFT funds in order to schedule the project earlier (studies & plans FY25, construction FY26). This was made possible with a significant reduction to the scope of the Savannah Green Alleys project. The Vine St. & Illinois St. project (Project 40168) previously included Elm St. from Race to Vine. Elm St. was removed from this project due to fund balance constraints.
 - c. For the two ITEP projects (Projects 40129 and 40137), moved construction from FY26 to FY25 after learning more details about the design requirements and timeline.
 - d. Updated FY23 estimates based on recently encumbered contracts (Projects 40148 and 40167), moving unencumbered funds forward to FY24.
 - e. Noted that the SS4A, RAISE, and future STBG (for Lincoln Ave. from Florida to Green) grants has not been awarded, and that the associated projects are contingent on this grant funding.
- 5. 204 – Sanitary Sewer Fund
 - a. Increased Transfer to General Fund and to VERF in FY24. Reduced allocations for lining program due to fund balance constraints.
 - b. Updated FY23 estimates based on recently encumbered contracts (Projects 40511 and 40514), moving unencumbered funds forward to FY24.
- 6. 331 – Community Development Grants Fund
 - a. No changes.
- 7. 343 – TIF 4 (Cunningham Ave.) Fund
 - a. Increased sidewalk budget from \$100,000 to \$300,000 annually to move the total TIF 4 infrastructure spending closer to \$3 million.
- 8. 344 – Central TIF Fund
 - a. Updated FY23 estimates based on recently encumbered contracts (Project 40169), moving unencumbered funds forward to FY24.
- 9. 500 – Parking Fund
 - a. No change.

Capital Improvement Plan

Fiscal Years 2024-2028

City of Urbana, Illinois



[Capital Improvement Plan FY2024-2028 \(ccgisc.org\)](https://ccgisc.org/)

Contents

Section 1: Executive Summary

Section 2: Asset Management Summary

Section 3: Transportation

Section 4: Facilities

Section 5: Sewer Systems

Section 6: Fund Reports



Capital Improvement Plan FY2024-FY2028 Executive Summary

Introduction

This Executive Summary highlights the updates to the City's Capital Improvement Plan (CIP) FY 2024-2028. The City's CIP is updated annually per Section 3 of City Council Resolution No. 8788-R14. This resolution also outlines funding policies for various types of capital improvement and maintenance projects and directs implementation through the budget process.

What is the CIP?

The CIP outlines planned projects for the next five fiscal years for larger-scale, annual, outsourced operations/maintenance needs and capital improvements for City infrastructure assets which are organized into eight categories as follows.



The CIP is comprised of five major funds.

Capital Replacement and Improvement Fund (CR&I)

The CR&I Fund is replenished by transfers from the General Fund. The CR&I Fund supports any and all capital projects with insufficient dedicated funding sources or without dedicated funding sources within the fund limits.

Local Motor Fuel Tax Fund

Revenue for the Local MFT Fund comes from the local gas tax ordinance, last updated July 1, 2011. Funds are used for transportation capital projects and maintenance.

State Motor Fuel Tax Fund

The State MFT Fund receives revenue from the State of Illinois' motor fuel tax. Transportation projects that utilize State funds have extra restrictions and reporting requirements and are typically reserved for larger projects at this time. Periodic transportation grants also support this fund.

Sewer Benefit Tax Fund

The Sewer Benefit Tax Fund derives its revenue from the sewer tax and is reserved for sanitary sewer improvements.

Stormwater Utility Fee Fund

The Stormwater Utility Fee Fund derives its revenue from the stormwater utility fee and is reserved for storm sewers and stormwater-related improvements.

In addition to the dedicated CIP funds, many operational and maintenance activities are supported by the City's General Fund via departmental operating budgets. Other funds will occasionally support capital improvements, but in an ancillary capacity to their primary purpose; these include: TIF funds, parking fund, and CDBG funds.

CIP Document

The CIP is composed of several sections:

Section 1. Executive Summary

The Executive Summary provides a high-level overview of updates to the 5-year rolling Capital Improvement Plan and its associated funds.

Section 2. Asset Management Summary

The Asset Management Summary provides an overview of our asset management planning efforts to date. Since 2021, the City has been transitioning to a public infrastructure asset management approach to integrate planning, finance, engineering, and operations to effectively manage existing and new assets to recognize value, reduce risk, and provide satisfactory levels of service to community users in a fiscally sustainable and socially equitable manner. This section takes a holistic view of infrastructure assets to keep infrastructure assets functional. The City aims to continually review and improve our strategy to foster iterative improvement. Section 2 includes information on asset valuation, capital expenditures, operation and maintenance costs, revenue streams, funding gap analysis, and a summary fact sheet for each asset class.

Section 3. Transportation

The Transportation Section provides a summary for operations, maintenance programs, and capital projects in the CIP. Transportation assets include: Road pavement, Bridges, Lights, Signals, & Signs, and Sidewalks & Pathways.

Section 4. Facilities

The Facilities Section provides a summary of facility projects in the CIP as well as future projects identified from the Facilities Master Plan.

Section 5. Sewer Systems

The Sewer Systems Section provides a summary of operations, maintenance programs, and capital projects in the CIP. Sewer assets include: Sanitary Sewers/Structures, Storm Sewers/Structures, and Other Stormwater Facilities.

Section 6. Fund Reports

This section shows the anticipated revenues and expenditures for each of the major CIP funds. The Fund Reports for are incorporated into the FY 2024 Budget.

CIP Planning Process

The CIP planning process begins in earnest in January. The CIP is updated and refined using the process below and presented to Council during the budget review process. The CIP is adopted with a resolution and the proposed expenditures for the upcoming fiscal year are incorporated in, and approved by, the Budget Ordinance. The CIP is drafted with the help of an interdisciplinary team.

The general CIP planning process is as follows:

1. *Asset Summary Review:* Staff updates asset valuations and data to inform existing conditions and funding targets for capital replacement and investment as well as operations and maintenance.
2. *Review of Operations/Maintenance Programs:* Expenditures for recurring maintenance line items are reviewed to ensure that there is an appropriate amount of funds to cover prioritized expenditures.
3. *Review Capital Projects List:* Existing projects are analyzed and new potential projects are added based on input from Operations/Engineering staff, a review of Master Plans, and in response to public concerns. For new projects, back of the envelope (BOE) costs are developed.
4. *Prioritize Projects:* Information is gathered for potential projects and then prospective projects are evaluated for priority based off the data.
5. *Partner Outreach:* Engage City departments and other governmental partners to share CIP projects and gather information that may inform the scope, size, or timing of projects.
6. *Financial Projections:* Revenue projections and fund balances are updated each year. Grant opportunities are evaluated and considered and any tentative partnership cost-share revenue streams are included.
7. *Schedule Projects for CIP:* Based off the availability of funds, the amount of expenditures on maintenance, and project prioritization, projects are added into the 5-year CIP.
8. *Review Fund Balances:* After projects are added into the CIP, the fund balances and trends are analyzed to confirm that implementation of the CIP is feasible.

CIP Team

Tim Cowan, Public Works Director
John Zeman, City Engineer
Carmen Franks, Assistant City Engineer
Vince Gustafson, Deputy Director of Operations
Ray Garcia, Special Projects Manager
Andy Murphy, Operations Supervisor
Chris Cougill, Operations Supervisor
Troy Richmond, Public Facilities Supervisor
Richard Reynolds, Electrical Supervisor

Kevin Sanderson, Arbor Supervisor
Scott Tess, Sustainability and Resilience Officer
Carol Mitten, City Administrator
William Kolschowsky, Senior Management Analyst & Assistant to City Administrator
Elizabeth Hannan, HR & Finance Director
Kris Francisco, Financial Services Manager
Aly Robinson, Financial Analyst
Wallace Arnold, GIS Specialist

Major Highlights

Mayor / City Council Strategic Goals for 2022-2023 Progress

The City Council passed several strategic goals related to the CIP. A status update on efforts related to these goals is included below (bulleted items in *italics* below action steps are staff updates, not part of original adopted goals).

Strategic Area #3: Infrastructure – Strategy 1. Improve quality of current infrastructure assets

- **Action Step A: Develop asset management plans of existing infrastructure (lighting, traffic signals, sanitary system, and bridges)**
 - *Stormwater Asset Management Plan (SWAMP) - Tentative Completion in Q3 of 2024*
 - *Lighting Asset Management Plan (LAMP) - Tentative Completion in Q3 of 2024*
 - *Signalized Traffic Operational Plan (STOP) - Completed in Q2 of 2023.*
 - *Fundamental Long-term Operation of Wastewater System (FLOWS) - Began in Q2 of 2023*
 - *Bridge Evaluation & Asset Management Strategy (BEAMS) - Start date is still TBD.*
- **Action Step B "Develop plan for funding, level of service, and to replace/repair/build infrastructure (based on assessment)".**
 - *Asset management plans will help inform Action Step B so this is still on hold.*

Strategic Area #3: Infrastructure – Strategy 2. Increase investment in infrastructure equity

- **Action Step A "Solicit community input for use of EQL funding"**
 - *Completed*
- **Action Step B "Implement EQL selected projects in FY 23"**
 - *All selected projects are currently in design or under construction*
- **Action Step C "Incorporate an equity lens into priorities evaluation"**
 - *Engineering staff evaluated multiple equity factors for incorporation in transportation project prioritization; ended up giving extra weight to projects within CDTA locations*

Strategic Area #3: Infrastructure – Strategy 3. Expand green infrastructure within the community

- **Action Step B "Evaluate options to enhance sustainability and climate resiliency on City-owned property and facilities"**
 - *Programming for two (2) new fire stations supported evaluating renewable energy sources including solar and geothermal during design. One-year energy consumption at new storage facility being studied to determine budget for solar.*

Facilities Master Plan Implementation – Still a Need to Borrow

The bulk of implementing the Facilities Master Plan will occur during the next two calendar years, with an expected \$12 million of expenditures on City facilities. The largest projects include a City Building lobby redesign, two new fire stations, a new storage building, and a rehabilitation of Public Work facilities. For practical and financial reasons, it makes sense to undertake these projects in tight succession. However, this creates a short-term cash flow issue. In order to undertake these facilities improvements, the City will need to borrow funds. Overall, the City has very little debt and has significant capacity to borrow more.

Staffing Vacancies Limiting CIP Implementation

The past two years there has been substantial turnover in Public Works, especially the Engineering Division which serves as the primary division developing and implementing the CIP. This division hovered around a 50% vacancy rate in FY 22 and with some success in the first half of FY 2023 the City has been able to reduce the vacancy rate to 25% in the Engineering Division. That being said, this still puts a heavy demand on our staff to carry the workload. The result of staffing vacancies is delayed implementation of capital projects over the past two years; the City completed approximately 50% and 65% of the proposed capital spending in FY 22 and FY 23, respectively. The City began a deliberate recruitment effort for the remaining engineering vacancies in May 2023. The FY 24 budget includes a new position, Special Projects Manager, which is designed assist and oversee the project management work related to the Facilities Master Plan and other departmental needs. With an anticipated need for our capital investments to grow based on the asset management summary, there will be a continuous need to employ additional project managers to develop and implement the CIP.

Grants

Despite time constraints due to staffing vacancies, the City has still made deliberate efforts (and been rather successful) to pursue grant opportunities to help close our funding gaps. Approximately \$33M in grants are projected in our 5-year CIP and approximately \$9.4M of those funds have already been awarded/allocated/programmed. The remainder of the pending grants are primarily connected to high priority projects associated with our major arterial roadway corridors along Florida Avenue and Lincoln Avenue.

MWDVBE Participation – Finding some success

The City's current purchasing policy requires Equal Employment Opportunity (EEO) certification by the City's Human Relations Commission for contracts over a certain size (typically \$25,000). However, the Commission review process remain highly subjective as there are no adopted scoring metrics for certification. At this point, there are no defined goals or requirements for MWDVBE Participation. However, members of the City Council have expressed an interest in enhancing our MWDVBE contracting participation. To that point, City staff included a 10% goal MWDVBE participation in the evaluation of engineering consultants to implement our CIP in FY 22 and FY 23 as an initial effort to enhance MWDVBE participation. This initial effort has resulted in 14% MWDVBE participation for these services by total value. While successful, engineering services only represents 10-20% of the total CIP spending, and is an industry that has better opportunity for MWDVBE procurement. While capital projects are make up a significant percentage of City purchases, further enhancements of MWDVBE participation in purchasing/contracting is outside the general scope of the CIP and best pursued as an independent initiative; ideally as part of a Mayor/City Council Strategic Goal, due to the anticipated resource need.

Construction Costs – Remain High and Unpredictable

Inflation has had a substantial negative impact on the CIP. The National Highway Construction Cost Index which has remained exceptionally high currently results in an aggregate increase of 46% compared to two years ago. Project costs remain highly challenging to estimate due to the current unpredictability of the construction industry. Future year costs are typically projected to increase at the 10-year average rate of 2.9%. Not reflected in this increase is 'value engineering', where project scopes have been reduced to accommodate cost increases. For the first time since the pandemic began, Urbana has updated its Schedule of Fees resulting in some modest CIP revenue increases but this will not be able to counteract the current NHCCI increases thus limiting the capacity for improvements in the CIP.

Equity and Quality of Life Project (EQL)

In FY 22 there was an increase of \$2M to fund Equity and Quality of Life (EQL) projects which are now fully underway; ~60% of these funds went towards sidewalk enhancements and ~40% went toward street lighting enhancements. This year's CIP has included an additional \$1M for another round of EQL projects in FY25-26.

Financial Impact

To operate, maintain, and improve its infrastructure assets, the City outlines spending \$29.9M in FY 24 and \$102.6M over the next 5 years in the CIP. These expenses are paired with an associated \$91.1M in revenue through the life of the CIP; revenues include motor fuel taxes, sanitary and stormwater fees, state and federal grants, and General Fund revenue allocated to the CR&I Fund. The 5-year outlay exceeds the anticipated 5-year revenue primarily because the plan calls for spending down existing fund balances in the major capital funds but also wants to be proactively identifying and building our projects backlog. If all revenue and spending occurs according to the plan, some projects at the tail end of the CIP may require supplemental funding, scope reductions, or delayed completion.

Capital Replacement and Improvement Fund (CR&I)

The CR&I Fund will support the ongoing Facility Master Plan project implementation. Between FY 23 and FY 24 facility projects are estimated to cost roughly \$12M, which will be funded by debt. The CR&I also funds several other infrastructure projects that require unrestricted funds. With debt service payments, future years have expenses exceeding revenues, with the result of a drawing down of the fund balance by FY 28.

CR&I FUND

	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
TOTAL REVENUE	\$ 954,270	\$ 14,425,627	\$ 2,707,596	\$ 3,555,367	\$ 2,508,235	\$ 2,536,940
TOTAL EXPENSE	\$ 3,543,012	\$ 15,268,969	\$ 2,843,345	\$ 3,535,604	\$ 2,215,348	\$ 3,549,696
NET REVENUE / (EXPENSE)	\$ (2,588,742)	\$ (843,342)	\$ (135,749)	\$ 19,763	\$ 292,887	\$ (1,012,756)
BEGINNING FUND BALANCE	\$ 4,999,479	\$ 2,410,737	\$ 1,567,395	\$ 1,431,646	\$ 1,451,409	\$ 1,744,296
ENDING FUND BALANCE	\$ 2,410,737	\$ 1,567,395	\$ 1,431,646	\$ 1,451,409	\$ 1,744,296	\$ 731,541

Local Motor Fuel Tax Fund (Local MFT)

The Local MFT will primarily be used for maintenance programs in future years. Local motor fuel taxes are expected to be roughly \$685,000 annually through this CIP. The MFT fund is also budgeted to receive \$115,000 in revenue replacement from the ARPA fund via the 'Standard Allowance'. Given the current slate of maintenance programs, the Local MFT fund balance is projected to be negative by FY 27. However, the Local MFT may receive future benefit from a local motor fuel tax increase.

LOCAL MFT FUND

	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
TOTAL REVENUE	\$ 788,854	\$ 783,586	\$ 788,465	\$ 798,492	\$ 693,669	\$ 703,999
TOTAL EXPENSE	\$ 1,957,531	\$ 1,048,750	\$ 780,000	\$ 780,000	\$ 780,000	\$ 780,000
NET REVENUE / (EXPENSE)	\$ (1,168,678)	\$ (265,164)	\$ 8,465	\$ 18,492	\$ (86,331)	\$ (76,001)
BEGINNING FUND BALANCE	\$ 1,437,745	\$ 269,067	\$ 3,903	\$ 12,369	\$ 30,861	\$ (55,470)
ENDING FUND BALANCE	\$ 269,067	\$ 3,903	\$ 12,369	\$ 30,861	\$ (55,470)	\$ (131,470)

State Motor Fuel Tax Fund (State MFT)

The State MFT has several revenue sources in the CIP with the last Rebuild Illinois Capital payment coming in FY 23. Future year revenues also contemplate receiving grants for multiple major arterial roadway corridor projects. If the City does not secure these grants, implementation of the projects would be delayed, or come at the expense of other projects. The fund balance is high at the beginning of the CIP and gradually reduced through FY 28.

STATE MFT FUND

	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
TOTAL REVENUE	\$ 2,221,901	\$ 3,414,799	\$ 3,959,725	\$ 12,452,334	\$ 9,077,598	\$ 7,713,170
TOTAL EXPENSE	\$ 4,768,132	\$ 5,623,160	\$ 4,333,250	\$ 13,530,630	\$ 9,259,000	\$ 8,975,000
NET REVENUE / (EXPENSE)	\$ (2,546,231)	\$ (2,208,361)	\$ (373,525)	\$ (1,078,296)	\$ (181,402)	\$ (1,261,830)
BEGINNING FUND BALANCE	\$ 6,675,880	\$ 4,129,649	\$ 1,921,288	\$ 1,547,763	\$ 469,467	\$ 288,065
ENDING FUND BALANCE	\$ 4,129,649	\$ 1,921,288	\$ 1,547,763	\$ 469,467	\$ 288,065	\$ (973,765)

Stormwater Utility Fund

In addition to annual programmatic expenses such as cleaning, televising and spot repairs, the Stormwater Utility Fund has planned capital projects at Boneyard Creek Crossing, Vine Street Pump Station, Main St. Brick Arch Sewer, and Storm Sewer Lining. The Stormwater Asset Management Plan (SWAMP) that is wrapping up and supplemental GIS data collection/implementation work kicking off at the end of FY 23 will better inform future revenue needs and project prioritization. The pre-final SWAMP has indicated a need for increased revenue which is slated for further discussion with Council in FY 24. The fund balance slowly decreases through the next 5-years but it is likely that some degree of rate adjustment will be implemented before running a deficit.

STORMWATER UTILITY FUND

	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
TOTAL REVENUE	\$ 1,821,651	\$ 1,936,889	\$ 1,752,695	\$ 1,778,685	\$ 1,805,066	\$ 1,831,842
TOTAL EXPENSE	\$ 2,824,927	\$ 2,709,455	\$ 1,992,700	\$ 2,060,006	\$ 2,529,716	\$ 2,201,660
NET REVENUE / (EXPENSE)	\$ (1,003,276)	\$ (772,566)	\$ (240,005)	\$ (281,321)	\$ (724,650)	\$ (369,818)
BEGINNING FUND BALANCE	\$ 2,428,456	\$ 1,425,180	\$ 652,614	\$ 412,608	\$ 131,288	\$ (593,363)
ENDING FUND BALANCE	\$ 1,425,180	\$ 652,614	\$ 412,608	\$ 131,288	\$ (593,363)	\$ (963,180)

Sanitary Sewer Fund

Like the Stormwater Utility Fund, much of the Sanitary Sewer Fund's major expenses include programmatic maintenance activities such as cleaning, televising, and repairs. An asset management plan for our sanitary sewer system network began at the end of FY 23 and along with the supplemental GIS data collection/implementation it should better inform future revenue needs and project prioritization. The CIP currently shows fund balance becoming negative by the end of FY 27.

SANITARY SEWER FUND

	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
TOTAL REVENUE	\$ 1,505,568	\$ 1,704,032	\$ 2,757,327	\$ 1,614,972	\$ 1,638,972	\$ 1,663,331
TOTAL EXPENSE	\$ 1,862,096	\$ 2,318,105	\$ 3,008,452	\$ 1,901,354	\$ 1,962,657	\$ 2,023,078
NET REVENUE / (EXPENSE)	\$ (356,528)	\$ (614,073)	\$ (251,125)	\$ (286,382)	\$ (323,686)	\$ (359,746)
BEGINNING FUND BALANCE	\$ 1,523,361	\$ 1,166,833	\$ 552,760	\$ 301,635	\$ 15,253	\$ (308,433)
ENDING FUND BALANCE	\$ 1,166,833	\$ 552,760	\$ 301,635	\$ 15,253	\$ (308,433)	\$ (668,179)

Looking Ahead

The upcoming year looks to target intensive operations/maintenance programs to better preserve conditions of existing assets along with some large scale capital projects and holistic asset management planning. The City continues to pursue better decision making information for planning to promote long-term sustainability of the public infrastructure.

Remaining Sections of the CIP

- Section 2. Asset Management Summary
- Section 3. Transportation
- Section 4. Facilities
- Section 5. Sewer Systems
- Section 6. Fund Reports



CAPITAL IMPROVEMENT PLAN
FY 2024-2028

Section 2: Asset Management Summary

CITYWIDE ASSET SUMMARIES

Asset Valuation 2

Revenue Summary 3

Capital Replacement and Investment Expenditures 5

Operation and Maintenance Expenditures..... 6

Funding Gap Analysis..... 7

ASSET SUMMARIES BY ASSET CLASS

Bridges 8

Public Facilities 9

Lights, Signals, Signs 10

Road Pavement 11

Sidewalk and Paths 12

Sanitary Sewers..... 13

Stormwater Facilities 14

Urban Canopy 15

Asset Valuation

The City of Urbana classifies its public infrastructure assets into eight categories. The assets are valued by the total current reconstruction value (CRV). By far, the City's largest asset by valuation is pavement, comprising 44% of the asset value. Together with sidewalks, bridges, lights, signals, and signs, all transportation-related assets represent 58% of total asset value. Sanitary sewers and stormwater infrastructure represent 13% and 23% of assets, respectively.

Figure 1. Percentage of Current Reconstruction Value by Asset Class

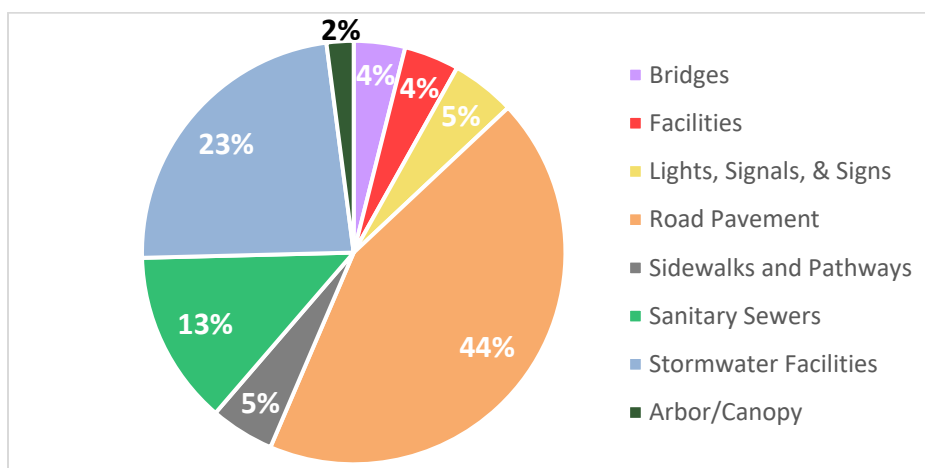


Figure 2. Estimates for Public Infrastructure Asset Valuations

ASSET CLASS	2021 CRV	2023 CRV ¹
Bridges	\$40,300,000	\$59,000,000
Facilities	\$43,200,000	\$63,000,000
Lights, Signals, & Signs	\$49,800,000	\$73,000,000
Road Pavement	\$445,500,000	\$651,000,000
Sidewalks and Pathways	\$50,000,000	\$73,000,000
Sanitary Sewers	\$136,600,000	\$200,000,000
Stormwater Facilities	\$239,600,000	\$350,000,000
Arbor/Canopy	\$21,400,000	\$31,000,000
Totals	\$1,026,400,000	\$1,500,000,000

1. 2021 estimates have been inflated based on latest available National Highway Construction Cost Index (NHCCI) - 2022 Q3

CRV estimates for assets were developed using rough metrics that rely heavily on assumptions. For example, the CRV for Road Pavement was calculated by taking the square yards of pavement multiplied by regional averages for reconstruction by type of pavement. This is a rudimentary valuation, but provides a workable estimate. The tradeoff with this method is that it does not reflect all of the nuances that affect depreciation of assets. A more robust method of valuation, such as life cycle assessment requires more time, expertise, cost, and data than currently available. The City is working on developing asset management plans that will further refine these estimates in the future. Relatedly, given that valuations are for the reconstruction value, infrastructure can also be thought of as a liability for the City, because they represent future expenses that the City will need to incur.

Revenue Summary

Capital replacement and investment (CR&I) and operation and maintenance (O&M) have diversified revenue streams. Stormwater Facilities and Sanitary Sewers have their own funds that are supported by dedicated taxes and user fees; these fees fund both CR&I and O&M expenses. Transportation projects are funded by a combination of local motor fuel tax, state motor fuel tax, and state/federal transportation grants. Large transportation capital projects are primarily directed to road pavement but often include other assets in the right-of-way. Motor fuel and transportation grants generally have restrictions on what they can be used for and can have extensive documentation requirements.

The remaining funds for Capital Improvement Plan (CIP) projects come from the City of Urbana General Fund. O&M expenses such as staff time, vehicles, engineering, upkeep, etc. for each asset are typically part of the Public Works Department and are included in the annual budget. The General Fund also transfers money to the CR&I Fund (Fund 200), which can be used on specific capital projects or programs.

Over the long term, the average amount of revenue equals the average amount of expenditures. In the short term, there is variation based on project timing, grants, and fund balance. Each revenue stream has its own respective long term outlook.

Motor Fuel Taxes

Revenue for Local MFT comes from the local gas tax ordinance, last updated July 1, 2011. Funds are used for transportation capital projects and maintenance. State MFT is apportioned to Illinois municipalities proportionate to their populations. In the past few years, the MFT funds have been negatively impacted by the pandemic and the resulting implications. Previous years accrued less revenue compared to pre-pandemic expectations and the long-term impact of a lower Census count is a reduction in revenue of \$115,000 per year. Furthermore, future year revenue estimates are less certain due to the increasing size of the electric vehicle market. In recent years, comparable metropolitan areas, like Danville, Bloomington, and Normal have increased their local gas taxes to help close the funding gap for transportation needs; their tax rates are nearly double Urbana's current rate of \$0.05/gallon. Similar to the local gas tax increases, in 2019, the State of Illinois implemented a substantial adjustment by doubling its base gas tax rate from \$0.19/gallon to \$0.38/gallon. The City should seriously consider reviewing and adjusting its local gas tax in the coming fiscal year with an overwhelming amount of unfunded transportation improvement needs.

Grants

Grants are highly volatile and unpredictable. The proposed CIP assumes that the City will receive approximately \$33M in grants over the next 5 years. Approximately \$9.4M of those grant funds have already been awarded/allocated/programmed. The remaining grants pending award are primarily for three (3) major projects as follows:

\$6.0M	STBG/STPU	Lincoln Avenue (Green Street to Florida Avenue) Construction
\$10.1M	RAISE	Florida Avenue (Wright Street to Hillcrest Street) Construction
\$7.3M	SS4A	Lincoln Avenue (Wascher Street to Killarney Street) Construction

If the City does not receive grants for these high priority projects, they are still likely to occur, but on a delayed schedule through construction phasing, scope reductions, or at the cost of other projects.

Bond Issuance

The CIP incorporates \$12M of debt issuance for implementation of Facility Master Plan projects. Currently, the City is nearly debt free; the Windsor Road Reconstruction debt will retire in FY 24. The lack of debt provides the City the fiscal flexibility to issue significant amount of debt to meet its infrastructure needs. Neighboring central Illinois communities have general obligation debts between \$48M and \$166M, or between \$550 and \$1,900 per capita. The proposed \$12M in debt for Urbana would equate to \$313 per capita. Additional bonding could be considered for other priority projects in the future.

Sewer Benefit Tax

The Sanitary Sewer Fund derives its revenue from the sewer tax, which is reserved for sewer improvements and is stable. Asset management planning for our sanitary sewer system has just begun and should better inform areas of improvement and potential revenue adjustments but as the fund reports show, the majority of this money is spent on operations/maintenance with a small percentage for sewer lining rehabilitation and no capacity for major capital replacement at this point.

Stormwater Utility Fee

The Stormwater Utility Fund derives its revenue from the stormwater utility fee, which is reserved for storm sewers and stormwater-related improvements. As the fund reports show, the majority of this money is spent on operations/maintenance with a small percentage for sewer lining rehabilitation and no capacity for capital replacement at this point. With the Stormwater Asset Management Plan wrapping up in early FY 2024, the pre-final findings suggest a need for revenue increases.

General Fund

In addition to O&M expenses paid directly out of the General Fund, the CR&I Fund is replenished by transfers from the General Fund. The CR&I Fund supports any and all capital projects with insufficient dedicated funding sources or without dedicated funding sources. Historically, the amount of transfers has fluctuated. This year's CIP has included an additional \$1.5M transfer annually over the next 5 years to help fund our overwhelming infrastructure needs. In FY 22 there was an increase of \$2M to fund Equity and Quality of Life (EQL) projects which are now underway. This year's CIP has included an additional \$1M for another round of EQL projects in FY25-26.

Figure 3. Revenue Sources for CIP

Fund Types	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan	Average
General Fund Ops	\$1,245,667	\$1,455,000	\$1,065,000	\$25,000	\$25,000	\$763,133
Unrestricted CR&I	\$2,410,627	\$2,637,596	\$3,265,367	\$2,493,235	\$2,521,940	\$2,665,753
Bond Proceeds	\$12,000,000	\$0	\$0	\$0	\$0	\$2,400,000
Motor Fuel Taxes	\$2,402,483	\$2,364,940	\$2,408,196	\$2,452,268	\$2,497,170	\$2,425,011
Grants	\$3,840,703	\$3,899,250	\$11,192,630	\$7,669,000	\$6,270,000	\$6,574,317
Sanitary Sewer Fee	\$1,574,032	\$1,591,327	\$1,614,972	\$1,638,972	\$1,663,331	\$1,616,527
Stormwater Fee	\$1,722,089	\$1,742,695	\$1,768,685	\$1,795,066	\$1,821,842	\$1,770,075
Totals	\$25,195,600	\$13,690,808	\$21,314,851	\$16,073,540	\$14,799,282	\$18,214,816

Capital Replacement and Investment Expenditures

Targeted Spending for Capital Replacement and Investment (CR&I)

By using the asset valuation and average lifecycle, a baseline target for annual CR&I expenditures has been calculated as follows.

Figure 4. Targeted Spending for CR&I Based on Average Life Cycles

ASSET CLASS	2023 CRV	AVERAGE LIFE EXPECTANCY	ANNUAL TARGET CR&I
Bridges	\$59,000,000	75	\$786,667
Facilities	\$63,000,000	50	\$1,260,000
Lights, Signals, & Signs	\$73,000,000	40	\$1,825,000
Road Pavement	\$651,000,000	60	\$10,850,000
Sidewalks and Pathways	\$73,000,000	100	\$730,000
Sanitary Sewers	\$200,000,000	100	\$2,000,000
Stormwater Facilities	\$350,000,000	100	\$3,500,000
Arbor/Canopy	\$31,000,000	60	\$516,667
Totals	\$1,500,000,000	70	\$21,468,333

On the whole, the City of Urbana would need to commit \$21.5M a year towards CR&I to replace its infrastructure at the end of its average life expectancy with in-kind quality replacement of existing infrastructure in order to maintain current conditions.

The \$21.5M figure represents a best-case scenario, where that amount has been accrued annually as a reserve for future replacement. In practice, Urbana has habitually under-committed funds for future capital replacement. To illustrate this point, if the City had been accruing reserves for future facilities projects since the last major capital investments in these assets, the City could have upwards of \$22M in reserved funds to undertake the Facility Master Plan. Instead, the City will need to borrow funds and is only proposing to spend \$12M in Facility capital improvements at this time, suggesting that the average quality of our facility assets will continue to decline over time.

Capital Replacement and Investment (CR&I) in this 5-year CIP

Urbana will not meet the spending target discussed above, since the City only averages \$15.2M in capital investment over the 5-year CIP. Over \$23.5M in pending grants, or about ~30% of the total 5-year spend (\$23.5M/\$76M) would need to be granted to allow the City to complete all projects in the 5-year outlay. Chronic underfunding ultimately leads to extending assets beyond their life expectancy, deteriorating conditions, and higher operating and maintenance costs.

Figure 5. Proposed Spending for CR&I in this 5-year CIP

Asset Class	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan	Average
Bridges	\$497,000	\$280,000	\$0	\$0	\$0	\$155,400
Facilities	\$12,369,456	\$1,650,554	\$1,655,181	\$1,660,275	\$1,666,000	\$3,800,293
Lights, Signals, & Signs	\$1,048,601	\$230,000	\$470,000	\$150,000	\$150,000	\$409,720
Road Pavement	\$6,411,050	\$2,915,000	\$14,280,630	\$9,384,000	\$10,415,000	\$8,681,136
Sidewalks & Pathways	\$1,505,262	\$2,388,250	\$480,000	\$0	\$0	\$874,702
Sanitary Sewers	\$1,163,000	\$1,406,000	\$249,600	\$259,584	\$269,967	\$669,630
Stormwater Facilities	\$1,070,000	\$330,000	\$343,200	\$756,928	\$371,205	\$574,267
Arbor/Canopy	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$24,064,369	\$9,199,804	\$17,478,611	\$12,210,787	\$12,872,172	\$15,165,149

Operation and Maintenance Expenditures

Targeted Spending for Operation and Maintenance (O&M)

In addition to replacement at the end of an asset's life-cycle, there are also interim operational and maintenance activities that are required to maintain functional condition and life expectancy of an asset. For example, while a road may not need a total replacement for 60 years, over its life there will be ongoing O&M costs of pot-hole filling, crack sealing, pavement patching, etc. that are still required to maintain functionality and achieve the desired life expectancy. Figure 5 below outlines a rudimentary calculation for establishing a baseline O&M spending target. While there is likely more gradation in the maintenance requirements than currently used in the calculations below, the varied type of assets within a class, local nuances, and past deferred maintenance make further refinement more complicated. Further refinement is not expected to provide greater insight since the target figures are representational and would still reflect broad-based averages and assumptions.

Figure 6. Targeted Spending for Annual O&M Cost for Average Asset Life Expectancy

ASSET CLASS	2023 CRV	ESTIMATED O&M REQUIREMENT	Annual O&M
Bridges	\$59,000,000	1.0%	\$590,000
Facilities	\$63,000,000	1.0%	\$630,000
Lights, Signals, & Signs	\$73,000,000	1.0%	\$730,000
Road Pavement	\$651,000,000	1.0%	\$6,510,000
Sidewalks and Pathways	\$73,000,000	1.0%	\$730,000
Sanitary Sewers	\$200,000,000	1.0%	\$2,000,000
Stormwater Facilities	\$350,000,000	1.0%	\$3,500,000
Arbor/Canopy	\$31,000,000	1.0%	\$310,000
Totals	\$1,500,000,000	1.0%	\$15,000,000

Operation and Maintenance

About 40% (\$5.3M) of what the City spends on public infrastructure O&M is completed through the CIP while the other 60% (\$7.9M) is completed by the Public Works Department via their operating budget. The overall spending is below the O&M target, but is generally close to the target, spending an average of \$13.2M a year on O&M for the City's capital assets. While this is close to the hypothetical target, the target does not incorporate past deferred CR&I and maintenance into the funding goal. The result is that the City is not meeting this target on an ongoing basis, which will result in deteriorating conditions and shorter life expectancies.

Figure 7. Operation and Maintenance Expenditures by City

Asset Class	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan	Average
Bridges	\$230,232	\$192,994	\$100,836	\$138,760	\$106,769	\$153,918
Facilities	\$1,037,933	\$1,016,583	\$1,046,064	\$1,076,400	\$1,107,616	\$1,056,919
Lights, Signals, & Signs	\$1,481,192	\$1,721,723	\$1,710,284	\$1,446,905	\$1,533,617	\$1,578,744
Road Pavement	\$4,883,450	\$4,764,835	\$4,874,305	\$4,886,950	\$5,002,862	\$4,882,481
Sidewalks & Pathways	\$881,698	\$888,417	\$895,331	\$602,445	\$609,720	\$775,522
Sanitary Sewers	\$1,734,091	\$1,607,177	\$1,656,616	\$1,708,076	\$1,760,970	\$1,693,386
Stormwater Facilities	\$1,714,116	\$1,738,818	\$1,794,402	\$1,851,881	\$1,911,067	\$1,802,057
Arbor/Canopy	\$1,201,860	\$1,236,714	\$1,272,579	\$1,309,483	\$1,347,458	\$1,273,619
Totals	\$13,164,573	\$13,167,260	\$13,350,416	\$13,020,901	\$13,380,079	\$13,216,646

Funding Gap Analysis

\$21.5M	CR&I Targeted Average Annual Spending for average infrastructure life cycle
\$15M	O&M Targeted Average Annual Spending to meet average asset life expectancy
\$36.5M	Total Targeted Average Annual Public Infrastructure Spending
\$15.2M	CR&I Average Annual Spending Projections (next 5 years)
\$13.2M	O&M Average Annual Spending Projections (next 5 years)
\$28.4M	Total Average Annual Spending Projections (next 5 years)
\$6.3M	CR&I Average Annual Funding Gap (next 5 years)
\$1.8M	O&M Average Annual Average Funding Gap (next 5 years)
\$8.1M	Total Average Annual Average Funding Gap (next 5 years)

Urbana is below the annual targets for both CR&I and O&M investment, which is optimistic as this includes \$23.5M in pending grants and \$12M in bonding over the next 5 years. For CR&I, the consequence is infrastructure use well beyond our assets' reasonably functional lives to a point of critical failure. The consequences for deferred O&M is quicker deterioration of our assets ultimately resulting in shorter life expectancies. The combination of underfunding both of these together exponentially increases the potential for catastrophic failures; in these instances, our options become restricted to abandonment, costly, unplanned emergency expenditures, or acceptance and use of 'failed' infrastructure assets.

Sustainable Rates

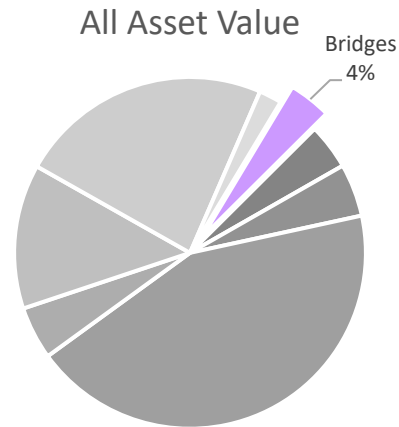
As mentioned previously, the asset valuations and funding targets are developed using benchmark industry standards, which have an inherent degree of imprecision. However, this analysis can be used to begin to identify what new, sustainable tax rates are needed in order for revenue to sufficiently fund the targeted amount of expenditures. For a hypothetical two-car, two-and-a-half person, single-family household, the projected impact would be an increase in taxes and fees of \$479/year. In the upcoming fiscal year, staff plan on exploring this issue in more detail to inform a discussion of sustainable tax rates for the local motor fuel tax, stormwater utility fee, and sewer benefit fee.

Asset Class	Current Rate	Needed Rate Increase	New Rate	Average Annual New	Calculations Notes
Pavement/Major Road	\$0.05	100%	\$0.10	\$33	Per Driver (650 a year)
Other/Unrestricted.		7%	\$0.00	\$68	Total GF Revenue, Per 2.5 person household
Sanitary Sewer	\$0.15	112%	\$0.33	\$118	Rate per 100, assume 100 per day per household
Stormwater	\$5.60	187%	\$16.08	\$126	Per single-family home (year)
Total				\$479	Per household

Bridges

Description: Bridges and Culverts in the City of Urbana used either for pedestrian or vehicular traffic and stormwater conveyance.

Asset Summary Table		
Quantity	25	Bridges
Value	\$59,000,000	Replacement Value (2023)
Life Expectancy	75	Years
Capital Replacement and Investment		
Target CR&I / Year	\$786,667	Straight Line Depreciation
Target CR&I /CIP	\$3,933,335	5-Year CIP
CIP Planned CR&I	\$777,000	
Deferred CR&I in CIP	(\$3,156,335)	
Operations and Maintenance Cost		
Annual O&M Target	\$590,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$153,918	
Annual Deficit	(\$436,082)	



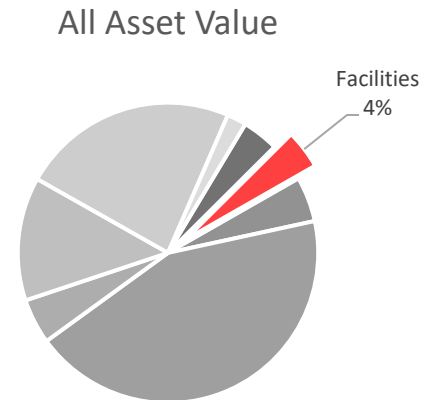
Notes: Washington Street Bridge was load restricted to 12 tons and added in FY 23 as an emergency repair as it is currently causing MTD buses and other heavy vehicles to reroute; construction is slated to begin in FY 24. Annual bridge inspection and other maintenance programs have been added to CIP to better identify and anticipate future bridgework needs.

Asset Plan Documents: No current plan documents.

Public Facilities

Description: Public facilities: four fire stations, pump house, LRC, City Building, Civic Center, Public Works buildings, storage shed, and landfill.

Asset Summary Table		
Quantity	12	Major Public Facilities
Value	\$63,000,000	Replacement Value
Life Expectancy	50	Years
Capital Replacement and Investment		
Target CR&I / Year	\$1,260,000	Straight Line Depreciation
Target CR&I / CIP	\$6,300,000	5-Year CIP
CIP Planned CR&I	\$19,001,466	Debt Payments
Deferred CR&I in CIP	N/A	Implementing Facilities Plan
Operations and Maintenance Cost		
Annual O&M Target	\$630,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$1,056,919	EST. using operations data
Annual Deficit	N/A	O&M costs includes utilities and other incidentals



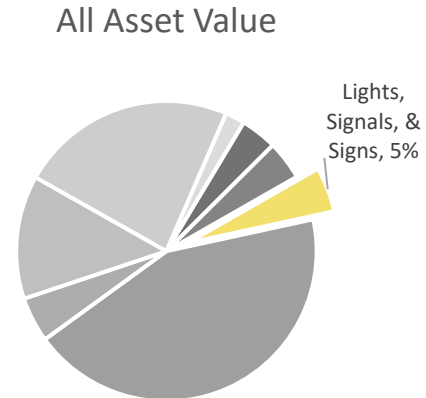
Notes: The City is implementing the vast majority of the Facilities Master Plan. Most of the facility improvements will begin in FY 23 and will continue into FY 24 and be funded with debt financing. The surplus capital spending in the CIP reflects years of deferred investment. After the completion of the plan, most facilities would not need major CR&I improvements for several years, with the possible exception of a City Building expansion. Since facilities improvements are occurring in rapid succession, it is important to understand the limitations of the straight line depreciation on replacement value for financial planning. The CR&I expenditures reflect annual debt service payments as they occur.

Asset Plan Documents: [Facilities Master Plan](#)

Lights, Signals, Signs

Description: 48 traffic signal controllers, 96 traffic signal mast arms, 96 traffic signal poles, 98 street light controllers, 4,073 street light poles/luminaires, 512,181 feet of conduit and wiring and 4,516 signs.

Asset Summary Table		
Quantity	4,073	Light Poles
Value	\$73,000,000	Replacement Value
Life Expectancy	40	Years
Capital Replacement and Investment		
Target CR&I / Year	\$1,825,000	Straight Line Depreciation
Target CR&I /CIP	\$9,125,000	5-Year CIP
CIP Planned CR&I	\$2,048,601	(some work included in Projects)
Deferred CR&I in CIP	(\$7,076,399)	
Operations and Maintenance Cost		
Annual O&M Target	\$730,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$1,578,744	EST. using operations budget
Annual Deficit	N/A	(surplus due to past deferrals)



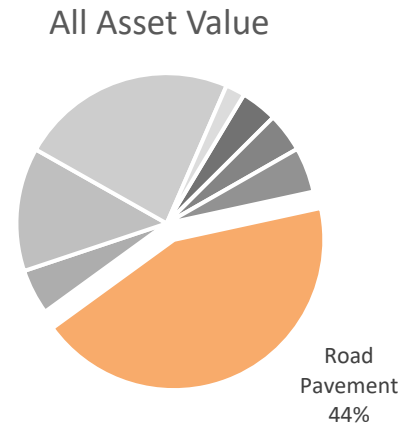
Notes: Goal in this CIP is to develop long-term proactive maintenance and capital investment strategies. Asset management plans for both street lighting and traffic signals were developed in FY 23. Some of the information from the traffic signals asset management plan has been incorporated in this CIP but we are still awaiting the final plan for street lighting. FY 23 included \$2M for Equity and Quality of Life (EQL) projects; based on submitted/selected projects, approximately 40% of this funding is going towards street lighting improvements.

Asset Plan Documents: [Traffic Signal Asset Management Plan](#)

Road Pavement

Description: 2,557,508 square yards of pavement.

Asset Summary Table		
Quantity	2,557,508	Square Yards of Pavement
Value	\$651,000,000	Replacement Value
Life Expectancy	60	Years
Capital Replacement and Investment		
Target CR&I / Year	\$10,850,000	Straight Line Depreciation
Target CR&I / CIP	\$54,250,000	5-Year CIP
CIP Planned CR&I	\$43,405,650	
Deferred CR&I in CIP	(\$10,844,350)	
Operations and Maintenance Cost		
Annual O&M Target	\$6,510,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$4,882,481	EST. using operations data
Annual Deficit	(\$1,627,519)	



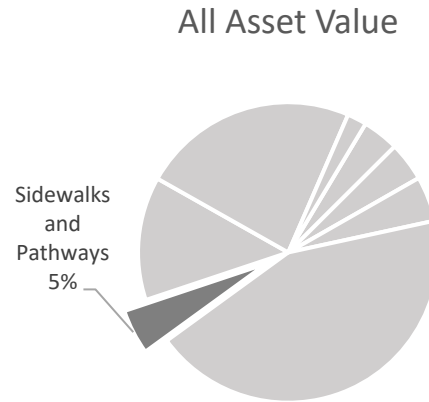
Notes: The City recently initiated pavement condition assessment scanning in FY 19; completed in FY 20. Since then we have been using that information to prioritize transportation capital improvement projects. More detail on the transportation prioritization method can be seen in the Transportation Project Book section of the CIP. Regarding life expectancy, 60 years is the estimated best case scenario right now; for reference IDOT benchmarks roads at a 45-year life expectancy. The construction standards in City code, last updated in 1998, allowed for roads that may not last beyond 20 years, a problem the City is currently paying for now with several subdivisions built in the early 2000's, including the Savannah Green area, which is in need of rehabilitation in this CIP. Fortunately, new/existing City staff prioritized finalizing the critical updates to the City's Subdivision and Land Development Code in FY 23. Council reviewed and approved the new Land Development Code along with the associated Manual of Practice and new standards will begin to be enforced at the start of FY 24.

Asset Plan Documents: [Pavement Condition Assessment Study](#)

Sidewalk and Paths

Description: 4.1 million square feet of pavement for sidewalks and pathways in the City rights-of-way.

Asset Summary Table		
Quantity	4,165,040	Square feet
Value	\$73,000,000	Replacement Value
Life Expectancy	100	Years
Capital Replacement and Investment		
Target CR&I / Year	\$730,000	Straight Line Depreciation
Target CR&I /CIP	\$3,650,000	5-Year CIP
CIP Planned CR&I	\$4,373,512	Included in other projects
Deferred CR&I in CIP	N/A	
Operations and Maintenance Cost		
Annual O&M Target	\$730,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$775,522	Sidewalk and Paths Project
Annual Deficit	N/A	



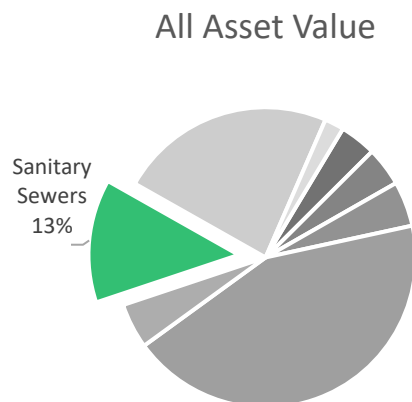
Notes: The Champaign County Regional Planning Commission has a Sidewalk Network Inventory and Assessment which City staff are currently working on translating into an annual CR&I implementation plan. The CIP includes CDBG funds for sidewalk projects. While there are not typically sidewalk specific CR&I projects in the CIP, sidewalks and paths are typically improved in large transportation projects. FY 23 included \$2M for Equity and Quality of Life (EQL) projects; based on submitted/selected projects, approximately 60% of this funding is going towards sidewalk improvements.

Asset Plan Documents: [RPC Sidewalk Inventory and Assessment](#)

Sanitary Sewers

Description: 542,208 feet of pipe (102 miles) of various diameters as well as 2,315 manholes.

Asset Summary Table		
Quantity	542,208	Feet of Pipe
Value	\$200,000,000	Replacement Value
Life Expectancy	100	Years
Capital Replacement and Investment		
Target CR&I / Year	\$2,000,000	Straight Line Depreciation
Target CR&I /CIP	\$10,000,000	5-Year CIP
CIP Planned CR&I	\$3,348,151	
Deferred CR&I in CIP	(\$6,651,849)	
Operations and Maintenance Cost		
Annual O&M Target	\$2,000,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$1,693,386	EST. using operations data
Annual Deficit	(\$306,614)	



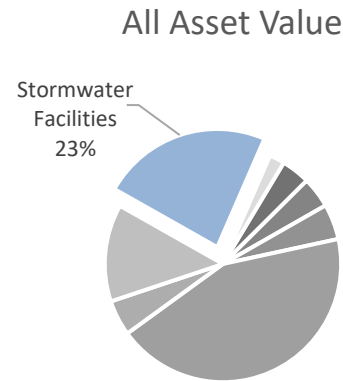
Notes: The City shares ownership of the sanitary sewer system with the Urbana Champaign Sanitary District (UCSD), which owns their own pipes (primarily interceptors) and the Wastewater Treatment Plant. The City owns smaller pipes (typically 6-inch to 15-inch diameter) which convey sanitary sewage to the UCSD interceptors. The Urbana Sewer Use rate is \$0.1540 per 100 gallons. The City has just begun efforts on an asset management plan for our sanitary sewer system which will better inform asset valuation, sustainable funding, and capital improvements. The City provides a number of financial assistance programs for private users with the sanitary sewer fund to help offset large, sometimes inequitable expenses. The City also approved use of \$1.3M of its ARPA funds for a Sanitary Sewer Lateral Lining Pilot Program to encourage homeowners to proactively pursue more affordable rehabilitation methods (primarily sewer lining) for their privately-owned sewer lateral lines. The program will help inform private interest in the program, logistical challenges with it, and economics of supporting similar programs beyond the pilot program. UCSD has an interest in participation in the future pending the outcomes of the Pilot program as it could further eliminate unwanted inflow/infiltration into the sanitary sewer system and the wastewater treatment plant. Additionally, the City is kicking off a major data collection and GIS integration effort at the beginning of FY 24 to drastically improve the data/information available in the City's GIS which will lead to enhanced forecasting, planning, and modeling capabilities.

Asset Plan Documents: [Annual Sewer Activity Reports](#)

Stormwater Facilities

Description: Stormwater facilities include 763,702 feet (144 miles) of stormwater pipes, wet bottom retention basis, dry bottom detention basins, 8,000 manholes, and the Vine Street pump station.

Asset Summary Table		
Quantity	763,702	Feet of Pipe
Value	\$350,000,000	Replacement Value
Life Expectancy	100	Years
Capital Replacement and Investment		
Target CR&I / Year	\$3,500,000	Straight Line Depreciation
Target CR&I /CIP	\$17,500,000	5-Year CIP
CIP Planned CR&I	\$2,871,333	
Deferred CR&I in CIP	(\$14,628,667)	
Operations and Maintenance Costs		
Annual O&M Target	\$3,500,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$1,802,057	using operations data
Annual Deficit	(\$1,697,943)	



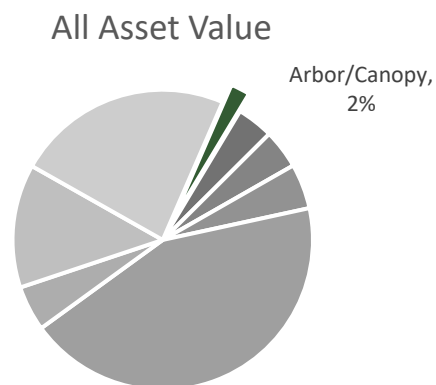
Notes: A Stormwater Asset Management Plan that began in recent years is nearing completion (likely 1st quarter of FY 24). A pre-final plan indicates a need to increase revenues to sustainably maintain the City's stormwater assets. The City implemented a dedicated stormwater utility fee in 2011 to fund the management of its stormwater facilities and maintain compliance with the National Pollutant Discharge Elimination System (NPDES MS4) Permit program. The fee is charged based on Equivalent Residential Units (ERUs) which was set at 3,100 square feet of impervious area. Additionally, the City is kicking off a major data collection and GIS integration effort at the beginning of FY 24 to drastically improve the data/information available in the City's GIS which will lead to enhanced forecasting, planning, and modeling capabilities.

Asset Plan Documents: [Stormwater Asset Management Plan](#) (to be completed in FY 2024)

Urban Canopy

Description: Parkway trees, in City owned rights-of-way and City-owned properties.

Asset Summary Table		
Quantity	10,935	City Trees
Value	\$31,000,000	Replacement Value
Life Expectancy	60	Years
Capital Replacement and Investment		
Target CR&I / Year	\$516,667	Straight Line Depreciation
Target CR&I / CIP	\$2,583,335	5-Year CIP
CIP Planned CR&I	0	
Deferred CR&I in CIP	(\$2,583,333)	
Operations and Maintenance Costs		
Annual Maintenance Target	\$310,000	Rudimentary 1%
Current Annual Maintenance Expenditures	\$1,273,619	EST. using operations data (includes landscaping efforts as well)
Annual Deficit	N/A	



Notes: The City has over 10,000 parkway trees planted. In addition to reactive maintenance from wear and weather, trees are proactively trimmed on a multi-year cycle. Industry standards for tree trimming suggest a 7-year cycle for systematic pruning; staff time currently allows for maintaining trees on closer to a 13-year cycle. The annual CR&I figure is the replacement cost of a mature tree. In practice, a 60-year old tree would not be replaced in kind. This figure does not include the cost of adding new trees to vacant sites. It should be noted that planting new trees would come with a corresponding increase in maintenance requirements; without an increase in staff and equipment, the proactive trimming cycle would lengthen, impacting the health of the trees.

Asset Plan: The City is currently reviewing its long-term plans for managing its Urban Canopy. Past practice has been to replace trees as they die. However, this practice, in conjunction with budget constraints, has led to a geographically inequitable distribution of City trees. The City recently received a \$100,000 donation from a private donor to promote a more equitable allocation of street trees. Additional funds beyond this for new plantings have had to be turned down by the City as the pruning maintenance cycle is woefully behind and adding more arbor assets cannot be justified until the City is able to improve its operations to take care of its current assets.

Section 3: Transportation

Table of Contents

Table of Contents.....	1
Operations	3
Pavement Management.....	3
Traffic Studies	4
Material Testing.....	5
Bridge Inspections.....	6
Maintenance Programs	7
Pavement Patching	7
Bituminous Surface Treatment.....	8
Crack and Joint Sealing	9
Pavement Markings	10
Sidewalks and Paths.....	11
Traffic Signals	12
Street Lighting	13
Bridges	14
Capital Projects (Summary)	15
Priority Scoring System.....	17
Evaluation of Equity Metrics.....	22
Project Cost Estimates.....	25
Capital Projects (FY24 Construction)	26
Savannah Green Alleys	26
Washington St. Bridge Replacement	27
Philo Rd. and Colorado Ave.....	28
Springfield Ave. (Wright to McCullough)	29
Equity and Quality of Life (EQL) Projects.....	30
Florida Ave. (James Cherry to Curtiss)	31
Capital Projects (FY24 Studies and Plans).....	32
Race St. Bridge Repairs.....	32
Country Club Rd. and Perkins Rd.	33
Florida Ave. (Wright to Hillcrest)	34

Bakers Lane Shared-Use Path	35
Lincoln Ave. (Wascher to Killarney)	36
Lincoln Ave. (Florida to Green)	37
Capital Projects (FY25 – FY28)	38
Vine St. and Illinois St.	38
Wright St. (Church to Columbia)	39
Broadway Ave. (Elm to Park)	40
Broadway Ave. and Country Club Rd.	41
Capital Projects Backlog (Not in CIP)	42
Lincoln Ave. (Saline Branch to Somer)	42
Goodwin Ave. (Green to University).....	43
Florida Ave. and Cottage Grove Ave.	44
Elm St. (Race to Vine).....	45
Philo Rd. and Pennsylvania Ave.	46
Illinois St. (Goodwin to Lincoln)	47
Fairlawn Ave. (Vine to Anderson)	48
Pennsylvania Ave. and Orchard St.	49
Anderson St. (Mumford to Florida).....	50
Coler Ave. (Green to Main)	51

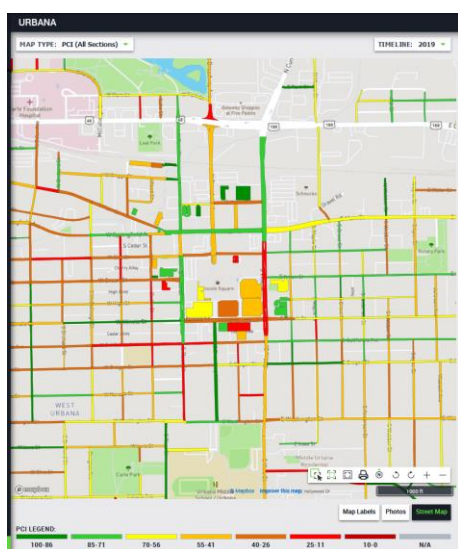
Operations

Pavement Management

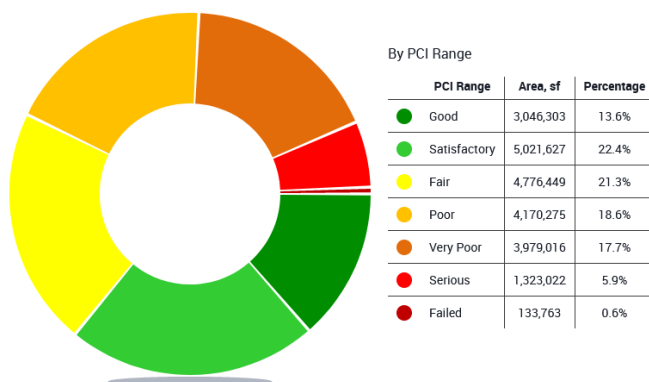
PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40112 - PAVEMENT MANAGEMENT SYSTEM	200 CR&I	19,820	180,000	20,000	20,000	20,000	20,000
40112 - PAVEMENT CORE STUDIES	200 CR&I	-	25,000	25,000	25,000	25,000	25,000
TOTAL		19,820	205,000	45,000	45,000	45,000	45,000

Area by PCI Range (All Surface Types)

2022 Total Roadway Pavement Area by PCI Range



https://apps.appliedpavement.com/hosting/urbana_2022/



Description

Condition assessment of pavement by scanning and by pavement core samples. Pavement asset management plan.

Location

City-wide for pavement scanning and asset management; select capital projects for pavement core studies.

Purpose and Need

Data for maintenance and capital planning, monitor level of service, and asset management.

Timeline

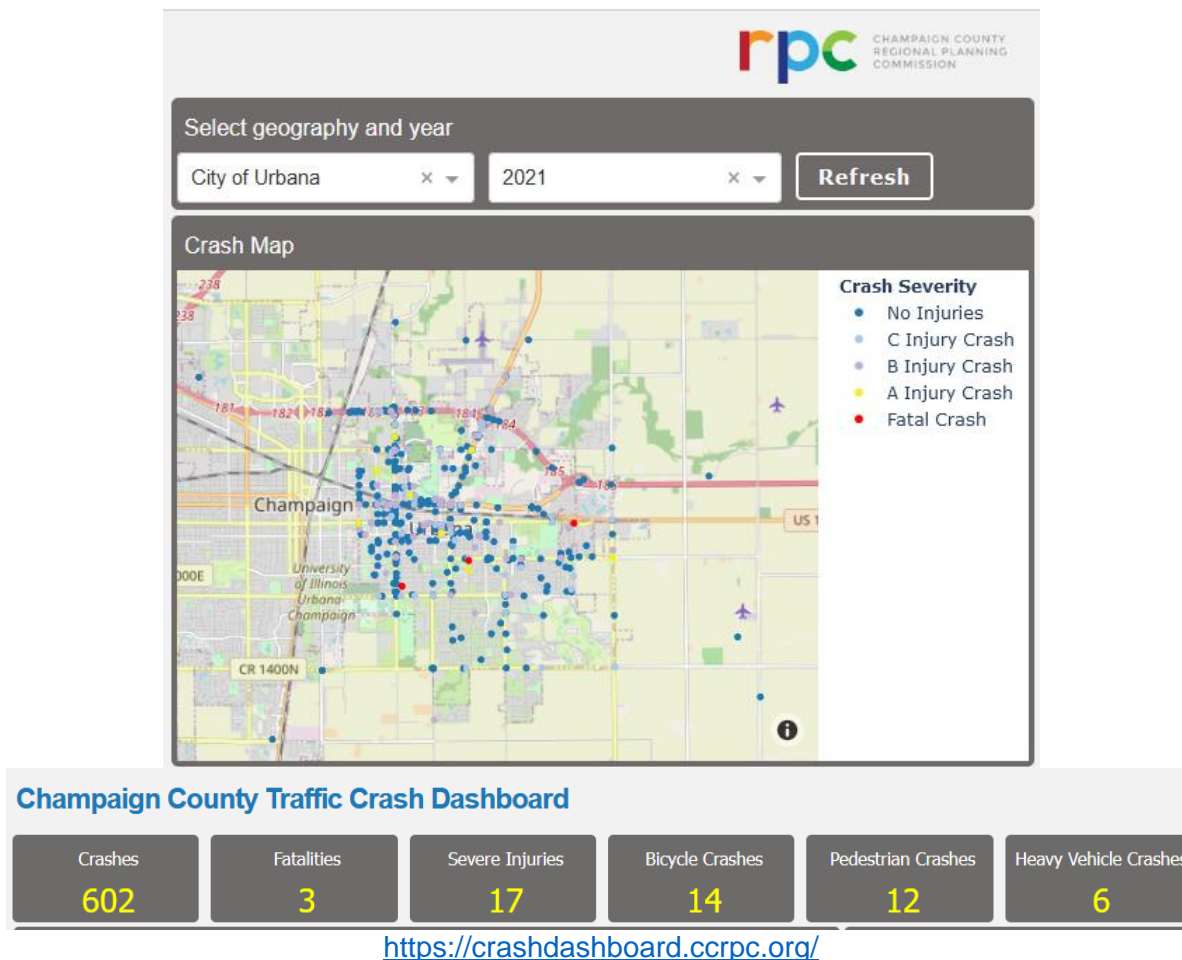
Rescan City-wide FY24 (5 year cycle).
Annual development of pavement asset management plan.
Pavement Core Studies in advance of design.

Changes from Previous CIP

Added Pavement Core Studies.

Traffic Studies

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40120 - MISC. TRAFFIC STUDIES	200 CR&I	27,201	20,000	20,000	20,000	20,000	20,000
	331 CDBG	18,525	-	-	-	-	-
40176 - TIF 4 MISC. TRAFFIC STUDIES	343 TIF 4	-	200,000	-	-	-	-
TOTAL		45,726	220,000	20,000	20,000	20,000	20,000



Description

Collection and analysis of multimodal traffic data, including volume, speed, and crash records.

Location

Various street segments and intersections, determined by safety priority or public input.

Purpose and Need

Identify specific traffic safety problems and recommendations.

Timeline

Annual Misc. Traffic Study.
TIF 4 (Cunningham Ave.) Traffic Studies FY24.

Changes from Previous CIP

Increased annual budget for Misc. Traffic Studies.
Added TIF 4 (Cunningham Ave.) Traffic Studies.

Material Testing

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40181 - MISC. MATERIAL TESTING	200 CR&I	-	15,000	15,000	15,000	15,000	15,000



Description

Construction material inspection and testing by a qualified testing laboratory.

Location

Various locations.

Purpose and Need

Quality assurance of materials used on construction. For maintenance programs and capital projects when construction observation is performed by City staff.

Timeline

Annual.

Changes from Previous CIP

Added Misc. Material Testing.

Bridge Inspections

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40171 - BRIDGE INSPECTION PROGRAM	203 SMFT	22,100	-	35,000	-	35,000	-



Description

Inspection of in-service bridges and structures according to National Bridge Inspection Standards.

Location

12 bridges (clear span \geq 20 ft), 13 small structures (clear span < 20 ft), 2 pedestrian bridges, 1 closed bridge, and 1 railroad bridge.

Purpose and Need

Federal requirements for bridge inspection, data for maintenance and capital planning, monitor level of service, and asset management.

Timeline

27 bridges and structures on 24-month cycle.
2 bridges on 48-month cycle (condition based).

Changes from Previous CIP

Increased budget for bi-annual inspections to satisfy current IDOT requirements.

Maintenance Programs

Pavement Patching

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40108 - ANNUAL STREET PATCHING	202 LMFT	380,000	225,000	300,000	300,000	300,000	300,000
40179 - TIF 4 STREET PATCHING	343 TIF 4	-	100,000	100,000	100,000	-	-
TOTAL		380,000	325,000	400,000	400,000	300,000	300,000



Description

Pavement patching by contractor.

Location

Various locations determined by pavement condition and other priority criteria, typically on streets with higher traffic volumes.

Purpose and Need

Pavement rehabilitation. Full-depth repairs to address local pavement, base, or subgrade failure. Complement to pavement patching by City staff.

Timeline

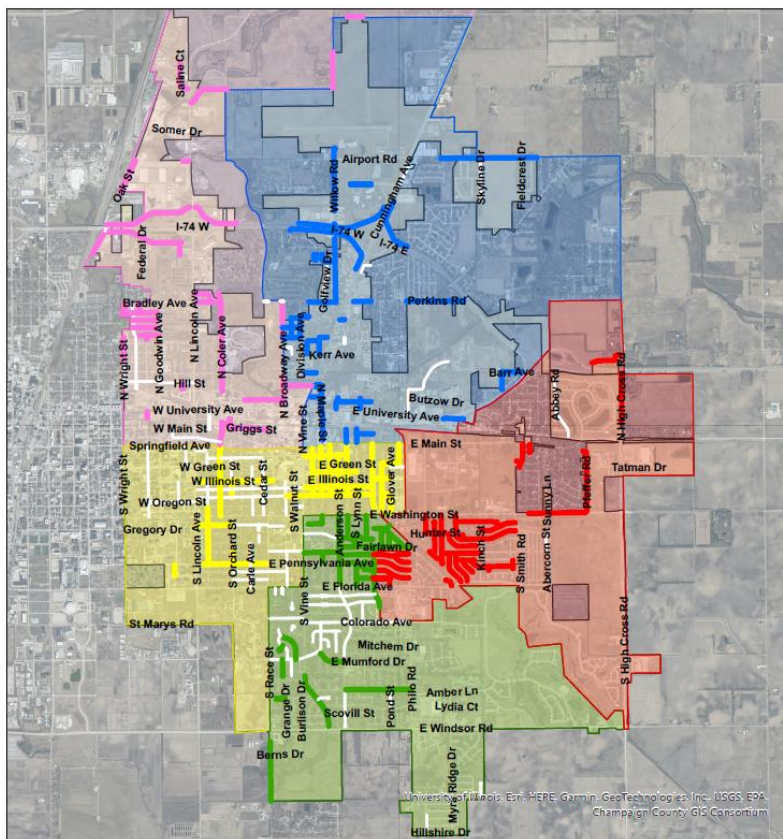
Annual for City-wide program.
TIF 4 (Cunningham Ave.) FY24 to Dec. 2025.

Changes from Previous CIP

Increased budget for annual City-wide program.
Added TIF 4 (Cunningham Ave.).

Bituminous Surface Treatment

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40114 - OIL & CHIP, SEAL, PRESERVATION	202 LMFT	140,061	210,000	290,000	290,000	290,000	290,000



Note:
Bold, white lines indicate streets eligible for conversion to BST. Bold, colored lines indicate streets with existing BST.

Description

Bituminous surface treatment (BST), also known as “oil and chip” or “chip seal”, applied on a 5-year cycle.

Location

Various streets with BST or other surface types but eligible for conversion to BST (primarily asphalt surfaces). City is divided into 5 zones.

Purpose and Need

Pavement preservation. Liquid bituminous material covered with chip-size (3/8 inch) aggregate seals the pavement surface, inhibits raveling, and improves surface friction. Typically applied to local or collector streets with good to excellent pavement condition. Target annual budget is \$375,000.

Timeline

Zone 2 (yellow on map) in FY23.
Zone 3 (green on map) in FY24.

Changes from Previous CIP

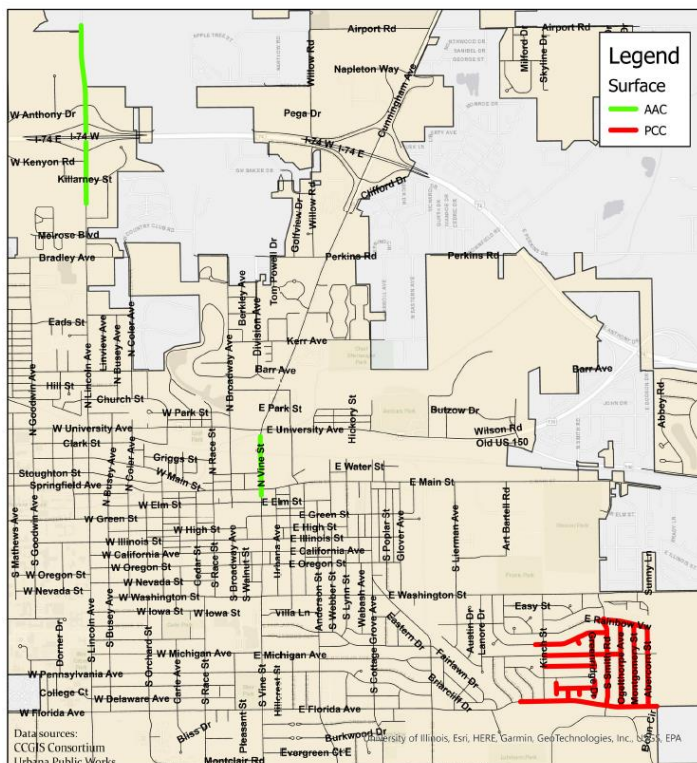
Increased annual budget.

Crack and Joint Sealing

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40159 - ANNUAL JOINT SEAL AND CRACK PROGRAM	202 LMFT	123,716	210,000	190,000	190,000	190,000	190,000

2023 Joint and Crack Sealing

Section Number: 23-00660-00-PP



Notes:

“PCC” indicates a street with concrete surface (Portland Cement Concrete).

“AAC” indicates a street with asphalt surface.

Description

Routing and sealing of joints and working cracks with hot-poured joint sealant. Program initiated in 2023 (FY23 budget).

Location

Various streets, primarily concrete surfaces.

Purpose and Need

Pavement preservation. Mitigates moisture infiltration into pavement and slows crack deterioration. Typically applied to streets with a pavement surface that is 10 to 20 years old and is in very good to excellent condition. Target annual budget is initially \$200,000 through FY28, then reduced to \$100,000.

Timeline

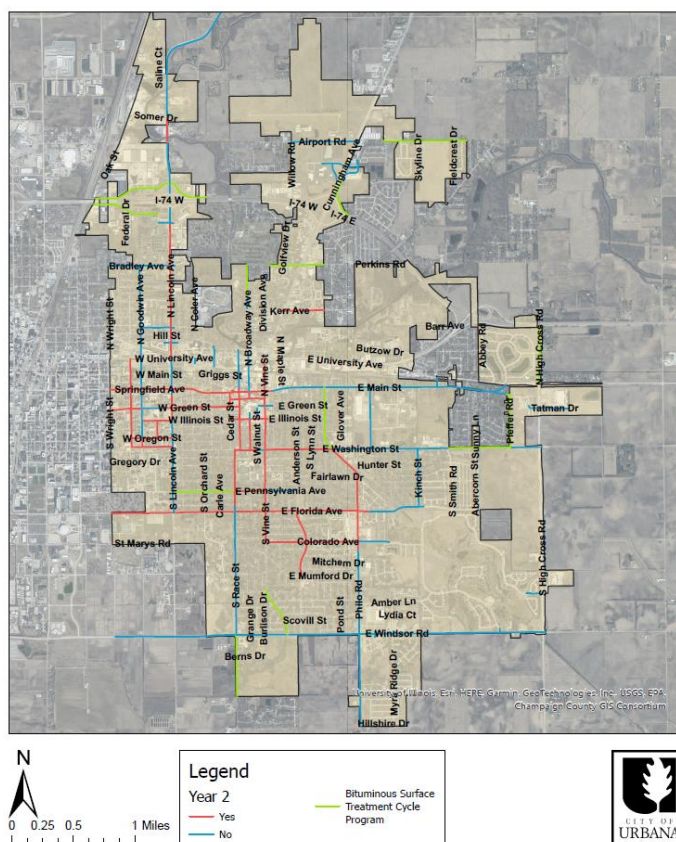
Savannah Green in FY23 (map).
Windsor Rd. & Myra Ridge (north) in FY24.
Beringer Commons & Myra Ridge (south) in FY25.
Somerset & Stone Creek (south) in FY26.
Stone Creek (north) in FY27.

Changes from Previous CIP

Increased annual budget for FY25-FY28.

Pavement Markings

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40113 - BIKE LANES & SIDEPATHS	200 CR&I	16,691	21,177	21,791	22,423	23,073	23,696
40160 - ANNUAL PAVEMENT MARKING PROGRAM	200 CR&I	-	30,000	30,000	30,000	30,000	30,000
	202 LMFT	35,378	-	-	-	-	-
TOTAL		35,378	51,177	51,791	52,423	53,073	53,696



Description

Reapplication of pavement marking lines and symbols for bike lanes (40113) and pavement marking lines for vehicle lanes (40160).

Location

Streets with existing pavement markings, City-wide.

Purpose and Need

Reapply pavement markings when existing markings are faded or have been removed by maintenance activity. Complement to pavement marking maintenance by City staff.

Timeline

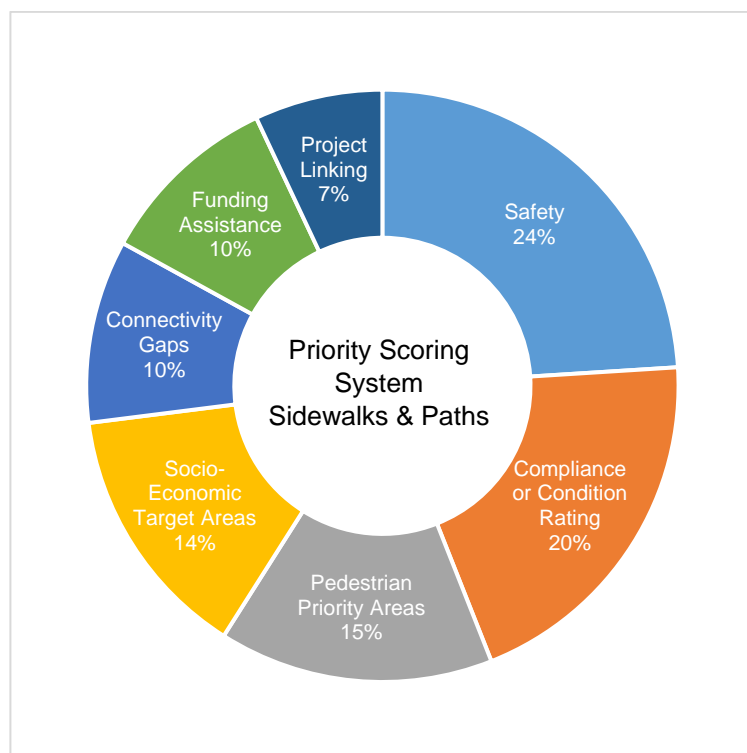
Streets are assigned 1-year, 3-year, 6-year, or 12-year pavement marking cycles, based on historical performance.

Changes from Previous CIP

Moved vehicle pavement markings from LMFT to CR&I.

Sidewalks and Paths

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40101 - SIDEWALK MAINTENANCE	200 CR&I	122,427	150,000	150,000	150,000	150,000	150,000
40170 - CDBG SIDEWALKS	331 CDBG	444,269	200,000	200,000	200,000	200,000	200,000
40177 - TIF 4 SIDEWALKS	343 TIF 4	-	300,000	300,000	300,000	-	-
40175 - CENTRAL TIF DOWNTOWN SIDEWALKS	344 Cent TIF	-	100,000	-	-	-	-
TOTAL		566,696	750,000	650,000	650,000	350,000	350,000



Description

Repair, replacement, or new construction of sidewalks and shared-use paths by contractor.

Location

Various locations City-wide, identified in the Pedestrian Master Plan or by public input.

Purpose and Need

Priority is given to locations based on the scoring system illustrated above. Complement to sidewalk repairs by City staff.

Timeline

Annual for CR&I and CDBG programs.
TIF 4 (Cunningham Ave.) FY24 to Dec. 2025.
Central TIF FY24.

Changes from Previous CIP

Increased annual budget for sidewalks in CR&I.
Added TIF 4 (Cunningham Ave.) and Central TIF.

Traffic Signals

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40141 - TRAFFIC SIGNAL & STREET LIGHT MAINTENANCE	200 CR&I	15,000	50,000	50,000	50,000	50,000	50,000
40604 - ANNUAL SIGNAL CR&I	200 CR&I	88,125	41,000	246,000	198,000	62,000	110,000
40180 - TIF 4 INTERSECTION IMPROVEMENTS	343 TIF 4	-	-	200,000	200,000	-	-
TOTAL		103,125	91,000	496,000	448,000	112,000	160,000

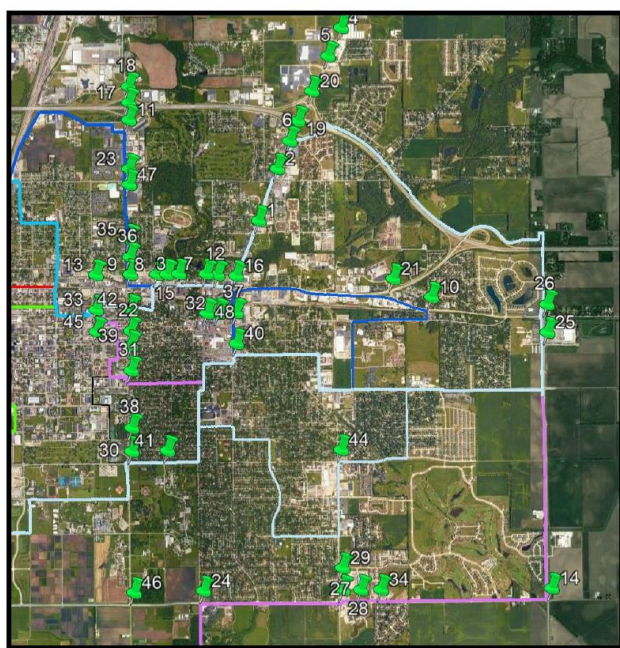
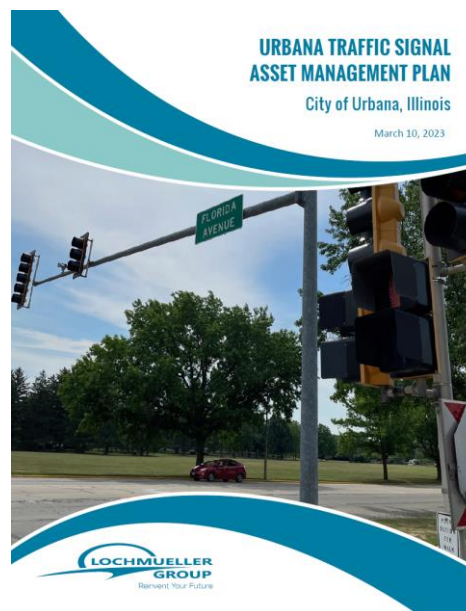


Figure 1. Existing i3 Fiber Network as of March, 2023 and City of Urbana Signalized Intersections



Description

Maintenance, repair, and improvements to traffic signal assets.

Location

Traffic signals owned and maintained by Urbana (25 signalized intersections and 20 pedestrian warning systems) or maintained by Urbana (23 signalized intersections and 1 pedestrian warning system).

Purpose and Need

Functioning and updated traffic signals for safe and efficient traffic flow. The Traffic Signal Asset Management Plan identifies priority short-term and long-term improvements.

Timeline

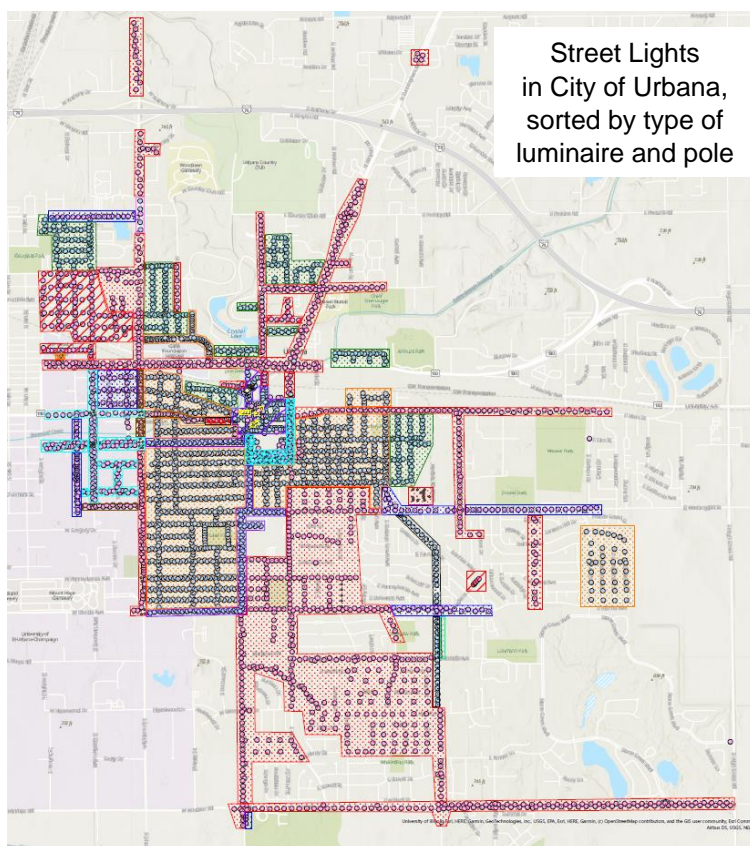
Lincoln & Springfield FY24
Lincoln & Windsor FY25
TIF 4 (Cunningham Ave.) FY25 to Dec. 2026.
Goodwin & Green, Philo & Florida FY26
Philo & Scovill FY27.

Changes from Previous CIP

Asset management plan completed. Increased annual budget for maintenance.
Added TIF 4 (Cunningham Ave.).

Street Lighting

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40606 - ANNUAL STREET LIGHTING CR&I	200 CR&I	79,500	-	-	-	-	-
40174 - CDBG STREET LIGHTING	331 CDBG	-	150,000	150,000	150,000	150,000	150,000
40178 - TIF 4 STREET LIGHTING	343 TIF 4	-	165,000	165,000	165,000	-	-
TOTAL		79,500	315,000	315,000	315,000	150,000	150,000



GLOBE FIXTURE WITH
CONCRETE POLE
(QTY. 1400)



COBRA HEAD WITH
ALUMINUM POLE
(QTY. 1300)

Description

Improvements to existing street lights and installation of new street lights.

Location

Various locations City-wide.

Purpose and Need

Asset management plan will identify recommended improvements for existing street lights, propose new construction standards for Urbana street lights, and provide guidelines for prioritizing new street light installations.

Timeline

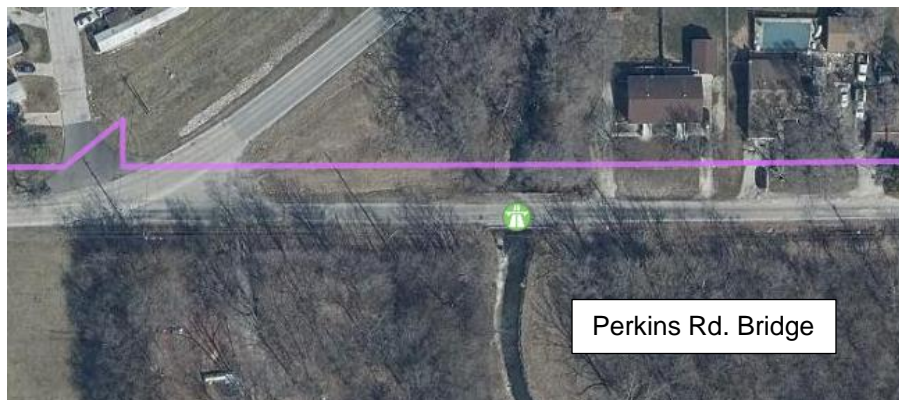
Completion of asset management plan FY24. Annual improvements in Community Development Target Areas. TIF 4 (Cunningham Ave.) FY24 to Dec. 2026.

Changes from Previous CIP

Asset management plan initiated. Add CDBG and TIF funds.

Bridges

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40401 - BRIDGE MAINTENANCE PROJECTS	CHAMP IGA	-	-	30,000	-	-	-
	200 CR&I	-	135,000	30,000	-	-	-
	201 SWUF	25,000	-	-	-	-	-
TOTAL		25,201	135,000	60,000	0	0	0



Perkins Rd. Bridge



Olympian Dr. Bridge

Description

Bank stabilization at Perkins Rd. bridge. Concrete deck sealing. Embankment settlement repairs at Olympian Dr. bridge.

Location

Perkins Rd. over Tributary to Saline Branch; Five (5) bridges with bare concrete decks (Lincoln Ave. over Saline Br. South, Lincoln Ave. over Saline Br. North, Olympian Dr., Race St. over Boneyard, and High Cross Rd. Ped. Bridge); and Olympian Dr. over Illinois Central Railroad.

Purpose and Need

West bank at Perkins Rd. bridge is significantly scoured and is threatening the bridge foundation. Seal bare concrete decks every five years as preventive maintenance. Apparent settlement of embankment at Olympian Dr. has caused joint failure at the ends of the bridge and subsequent erosion due to deck drainage. City of Champaign willing to participate in Olympian Dr. bridge repairs.

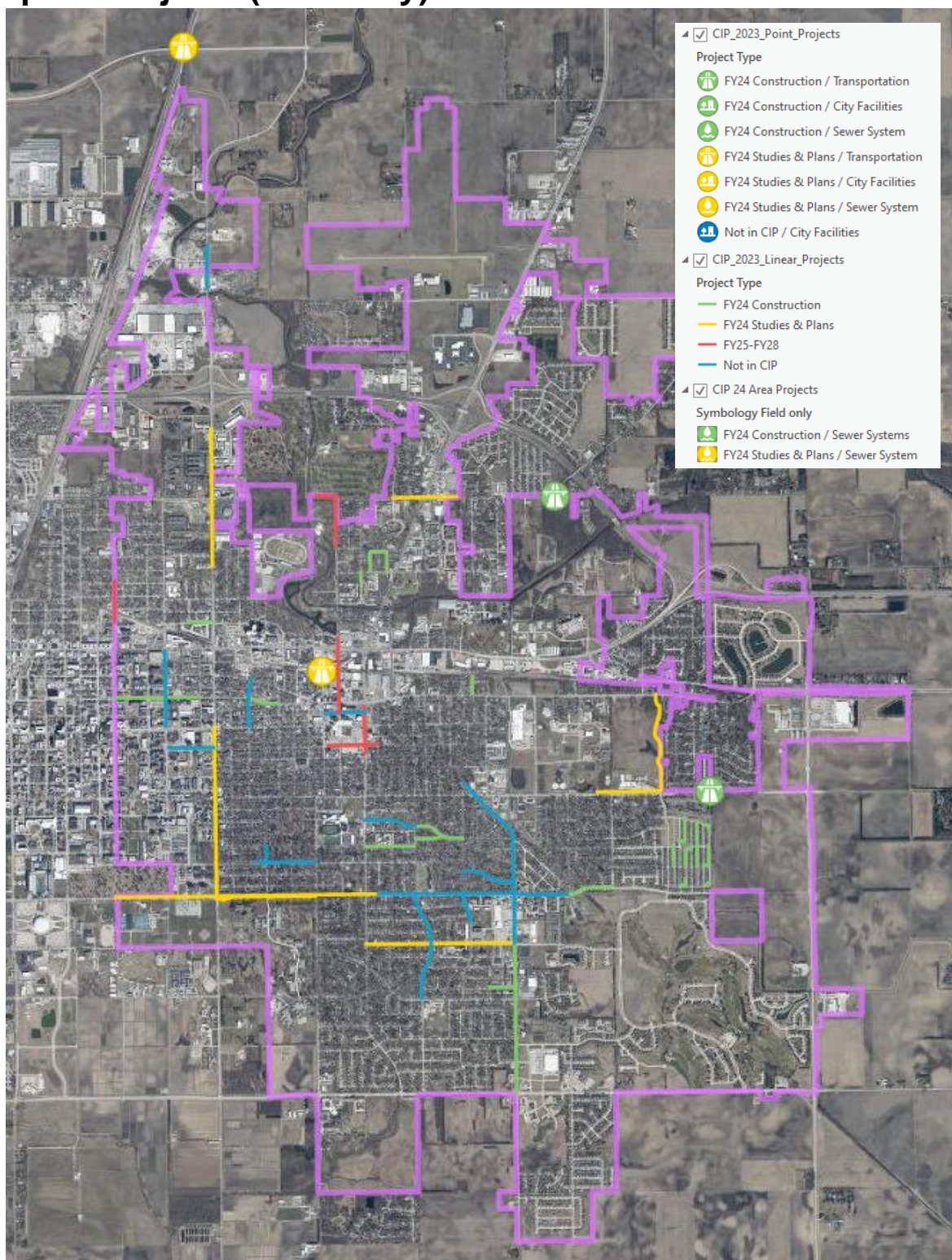
Timeline

Perkins Rd. Bridge FY24,
Concrete Deck Sealing FY24,
Olympian Dr. Bridge FY25.

Changes from Previous CIP

Moved from SWUF to CR&I fund. Added Olympian Dr. Bridge. Delayed Perkins Rd. Bridge and increased budget following design. Delayed bridge repairs for Broadway Ave. over Saline Branch.

Capital Projects (Summary)



Map of Transportation Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Transportation Capital Projects, sorted by Priority Score

Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Project Cost Estimate
CIP FY24-FY28									
Lincoln Ave. (Wascher to Killamey)	25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9	\$ 10,775,000
Florida Ave. (Wright to Hillcrest)	25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2	\$ 12,035,000
Country Club Rd. and Perkins Rd.	25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1	\$ 1,000,000
Lincoln Ave. (Florida to Green)	25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7	\$ 8,900,000
Broadway Ave. (Elm to Park)	18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8	\$ 1,600,000
Vine St. and Illinois St.	12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5	\$ 2,100,000
Springfield Ave. (Wright to McCullough)	15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8	\$ 1,460,000
Philo Rd. and Colorado Ave.	9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6	\$ 3,600,000
Florida Ave. (James Cherry to Curtiss)	4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4	\$ 700,000
Broadway Ave. and Country Club Rd.	0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9	\$ 900,000
Wright St. (Church to Columbia)	0.0	17.9	13.8	4.9	4.6	8.2	1.4	50.8	\$ 600,000
Washington St. Bridge Replacement	8.4	17.9	6.1	3.2	3.5	8.2	1.4	48.7	\$ 712,000
Race St. Bridge Repairs	18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0	\$ 360,000
Savannah Green Alleys	0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4	\$ 550,000
EQL Projects									\$ 3,000,000
Bakers Lane Shared-Use Path									\$ 1,466,040
								Total	\$ 49,758,040
Backlog, Not in CIP									
Lincoln Ave. (Saline Branch to Somer)	25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3	\$ 600,000
Goodwin Ave. (Green to University)	15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9	\$ 1,500,000
Florida Ave. and Cottage Grove Ave.	6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9	\$ 3,000,000
Elm St. (Race to Vine)	6.3	13.4	11.7	6.5	3.5	8.2	0.0	49.6	\$ 600,000
Philo Rd. and Pennsylvania Ave.	0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1	\$ 3,200,000
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7	\$ 1,300,000
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9	\$ 1,000,000
Pennsylvania Ave. and Orchard St.	0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5	\$ 1,500,000
Anderson St. (Mumford to Florida)	0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0	\$ 2,500,000
Coler Ave. (Green to Main)	8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3	\$ 1,100,000
								Total	\$ 16,300,000

“CDTA” refers to Community Development Target Areas.

The Equity and Quality of Life (EQL) Projects and the Bakers Lane Shared-Use Path were prioritized with different scoring systems.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City’s backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they were already in progress before the scoring system was developed – Savannah Green Alleys, for example. Some projects are included because they are led by another agency – Broadway Ave. and Country Club Rd. with Champaign County and Wright St. (Church to Columbia) with Champaign, for example. Some projects are included because there is a defined need that is not captured by the scoring system, such as bridge improvements – Race St. Bridge Repairs and Washington St. Bridge Replacement, for example.

Priority Scoring System

The City of Urbana uses a scoring system to guide prioritization of transportation capital projects. In this system, a total priority score is calculated for each street segment as the sum of seven category scores: Safety Record, Functional Classification of the Street, Pavement Condition, Funding Assistance, Project Linking, Bus Route, and Community Development Target Area (CDTA). The total score ranges from 0 to 100, with 100 representing the highest priority project. Each category has a maximum score according to the relative importance assigned to it. The relative importance of each category was determined by a committee of staff in the Public Works Department. A transportation project consists of one or more street segments, and each project is assigned the highest total score from one of its street segments.

$$\text{Total Priority Score} = \text{Safety} + \text{Class} + \text{Condition} + \text{Funding} + \text{Linking} + \text{Bus} + \text{CDTA}$$

$$\text{Max. Score} = 100.0 = 25.2 + 22.4 + 17.0 + 12.9 + 11.6 + 8.2 + 2.7$$

In response to Mayor and Council goals, the CDTA category was introduced to replace the category for age of pavement. The CDTA category is intended to introduce an “equity lens” into the scoring system by providing additional points to low-to-moderate income areas of the City. There is a discussion about the CDTA metric and others that were considered in the next section, “Evaluation of Equity Metrics”. The age of pavement category was considered unnecessary since pavement condition data is available and current.

Also, the scoring system was updated this year to normalize the total score range from 0 to 100. Previously, there was no defined maximum total score. With a range from 0 to 100, the total score is made more intuitively meaningful.

The following discussion explains each category in more detail, lists what criteria are used to assign a score to each street segment, and cites data sources, as appropriate.

Safety Record

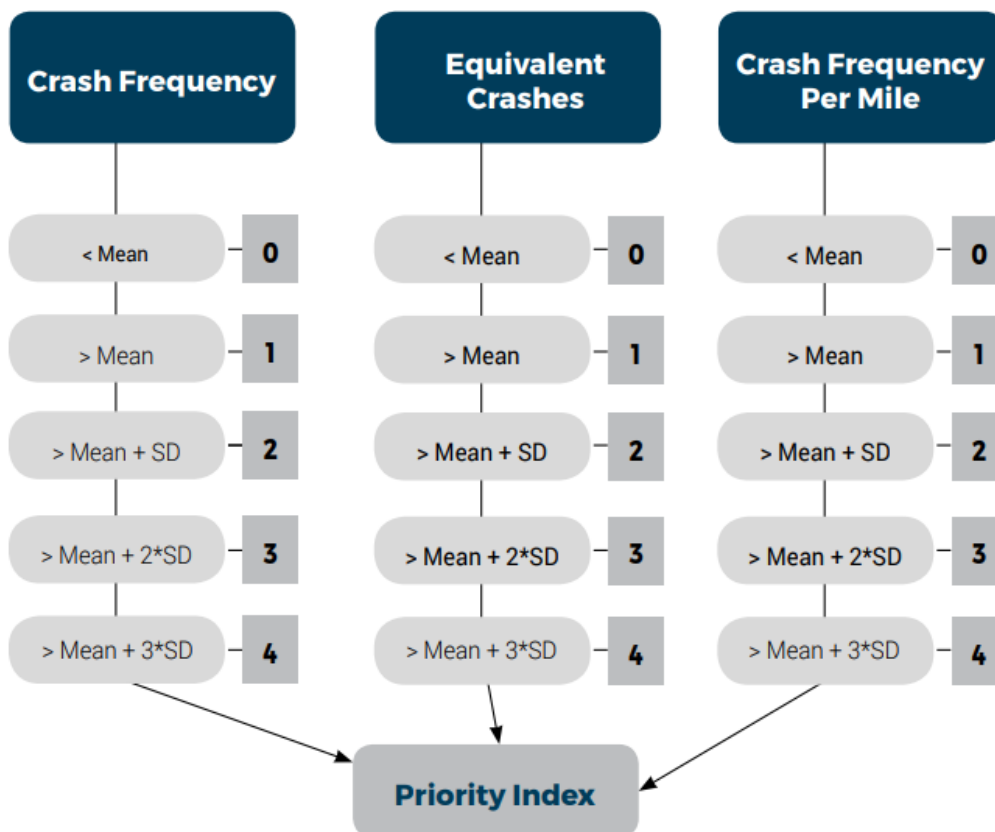
Max. Score = 25.2

Score	Criteria
25.2	Segment or intersection in Regional Safety Plan
0 - 25.2	Max. of Segment or intersection safety record score

Safety is the most important category in the scoring system, and staff looks to crash records to identify safety problems. The Champaign County Regional Planning Commission (RPC) provided the City of Urbana with a way to systematically quantify safety priority locations with a Priority Index. RPC determined a Priority Index for each street segment and intersection in the City of Urbana through a statistical analysis of the most recent five years of available crash records (2017 through 2021).

The Priority Index is the sum of three metrics: Crash Frequency (up to 4 points), Equivalent Crashes (up to 4 points), and Crash Frequency per Mile (up to 4 points). Each metric is assigned points based on how much the street segment’s crash statistics exceed the average (mean) value, in terms of standard deviations (SD) from the mean. The metric for Equivalent

Crashes gives more weight to crashes with a fatality (25 times) or an incapacitating injury (10 times) compared with other types of crashes with injuries. Crash Frequency per Mile only counts for street segments. Therefore, the maximum Priority Index for segments is 12 (4+4+4), whereas the maximum Priority Index for intersections is 8 (4+4+0).



Flow Chart of Crash Statistics and Priority Index

$$\text{Crash Frequency (no. per year)} = \frac{K + A + B + C}{\text{Study Period (yrs)}}$$

$$\text{Equivalent Crashes (no. per year)} = \frac{25K + 10A + B + C}{\text{Study Period (yrs)}}$$

$$\text{Crash Frequency per Mile (no. per year, per mile)} = \frac{\text{Crash Frequency (no. per year)}}{\text{Segment Length (miles)}}$$

Table of Standard Crash Injury Codes

Injury Code	Description
K	Fatal
A	Incapacitating Injury
B	Non-incapacitating Injury
C	Reported Injury / Not Evident
O	No Indication of Injury

The Priority Indices for each street segment and intersection are then converted to a score for our priority scoring system using the following formulas. Each street segment in the City is then assigned the maximum of its Segment Score or Intersection Score, if the segment is part of an intersection.

$$\text{Segment Safety Record Score} = \frac{\text{Segment Priority Index} \times 25.2}{12}$$

$$\text{Intersection Safety Record Score} = \frac{\text{Intersection Priority Index} \times 25.2}{8}$$

Sources:

- Champaign-Urbana Urban Area Safety Plan: <https://ccrpc.org/documents/champaign-urbana-safety-plan/>
- Champaign County Traffic Crash Dashboard: <https://crashdashboard.ccrpc.org/>

Functional Classification of Streets

Max. Score = 22.4

Score	Criteria
22.4	Other Principal Arterial
20.2	Minor Arterial
17.9	Major Collector
15.7	Minor Collector
13.4	Local Street
9.0	Alley
4.5	Parking Lot

Functional classification is based on the importance of a route to the transportation network, and each street is assigned a functional classification through a process that involves the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) and the Illinois Department of Transportation (IDOT).

Source:

- Illinois Roadway Analysis Database System (IROADS): <https://webapps.dot.illinois.gov/IROADS/>

Pavement Condition

Max. Score = 17.0

The pavement condition is measured by the Pavement Condition Index (PCI) for all pavement surfaces except for brick streets. All streets in the City of Urbana were scanned by vehicle-mounted sensors in 2019 and assigned a PCI. The PCI for each street segment is converted to a condition score for our priority system using the following equation. A high PCI indicates good condition, whereas a high pavement condition score indicates poor condition.

$$\text{Pavement Condition Score} = (100 - \text{Pavement Condition Index (PCI)}) \times 0.170$$

PCI Condition Ranges			
Excellent		100-86	100 – 65: Feasible for pavement preservation
Very Good		85-71	
Good		70-56	
Fair		55-41	64 - 0: Not feasible for pavement preservation
Poor		40-26	
Very Poor		25-11	
Failed		10-0	

PCI Ranges and Descriptive Condition
(IDOT Bureau of Local Roads and Streets Manual)

Source:

- Urbana Roadway Pavement Management Summary:
https://apps.appliedpavement.com/hosting/urbana_2022/

Funding Assistance

Max. Score = 12.9

Score	Criteria
12.9	Eligible for 80-100% assistance
9.7	Eligible for 50-79% assistance
6.5	Eligible for 20-49% assistance
3.2	Eligible for less than 20% assistance
0.0	Not eligible for assistance
3.2	Eligible for CDBG assistance (additive score)
3.2	Eligible for TIF assistance (additive score)
3.2	Eligible for DCEO assistance (additive score)

“Funding assistance” is considered any funding that is outside the typical funds available for transportation projects, such as CR&I, State MFT, or Local MFT. Federal funds available through CUUATS (STBG/STPU) are periodically available to Urbana, so it is not considered outside funding for the purpose of the scoring system.

The additive scores for CDBG, TIF, or DCEO eligibility will be calculated as a fraction of 3.2 if a road segment is partially within or on the border of an eligible area.

Sources:

- CDTA map for Community Development Block Grant (CDBG) funding eligibility:
<https://maps.ccgisc.org/public/Disclaimer.aspx>
- Tax Increment Financing (TIF) map for TIF funding eligibility:
<https://maps.ccgisc.org/public/Disclaimer.aspx>

- Illinois Department of Commerce and Economic Opportunity (DCEO) underserved areas map for DCEO funding eligibility:
<https://dceo.illinois.gov/expandrelocate/incentives/underservedareas.html>

Project Linking

Max. Score = 11.6

Score	Criteria (each is additive)
2.3	Multiple contiguous pavement sections with similar pavement condition
2.3	Partnership with other agency
2.3	Sewer or utility reconstruction within pavement is warranted
1.2	Drainage problems related to street surface
1.2	Traffic signal improvements are warranted (a top 20 intersection in traffic signal asset management plan)
1.2	Bridge improvements are warranted
1.2	Pedestrian or bicycle improvements are warranted (bicycle or pedestrian master plan recommendation)

Sources:

- Urbana Bicycle Master Plan 2016: <https://www.urbanailinois.us/bicycle-master-plan>
- Urbana Pedestrian Master Plan 2020: <https://ccrpc.org/documents/2020-urbana-pedestrian-master-plan-final-report/>

MTD Bus Route

Max. Score = 8.2

Score	Criteria
8.2	Street is on an MTD bus route
0.0	Street is not on an MTD bus route

Source:

- Champaign-Urbana Mass Transit District (MTD) Route Maps: <https://mtd.org/maps-and-schedules/maps/>

Community Development Target Area

Max. Score = 2.7

Score	Criteria
2.7	Street within a CDTA
1.4	Street partially within a CDTA
0.0	Street not within any CDTA

A Community Development Target Area (CDTA) is a block group within a census tract that meets certain low-to-moderate income thresholds set by the City of Urbana.

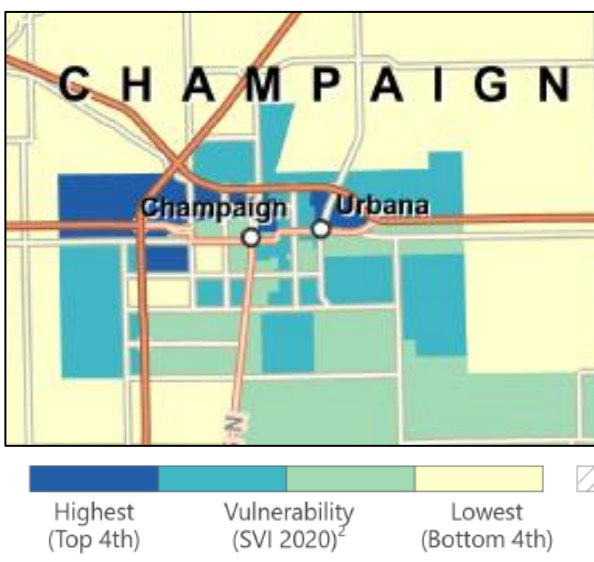
Source:

- Community Development Target Areas (CDTA) map:
<https://maps.ccgisc.org/public/Disclaimer.aspx>

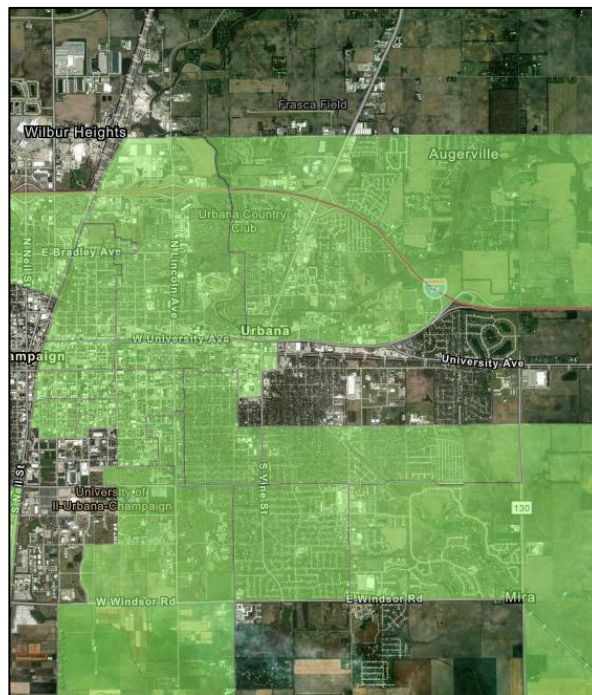
Evaluation of Equity Metrics

In the City of Urbana, a current goal of the Mayor and City Council is to increase investment in infrastructure equity. An action step for this goal is to incorporate an “equity lens” into priorities evaluation. Staff evaluated different metrics that represent equity considerations and have already been mapped, making them readily applicable to street segments or other project areas. The metrics considered were the Social Vulnerability Index from the Center for Disease Control (CDC), Underserved Areas from the Illinois Department of Commerce and Economic Opportunity (DCEO), Environmental Justice Demographic Indices from the Environmental Protection Agency (EPA), Community Development Target Areas (CDTA) from the City of Urbana, and Equitable Transportation Community metrics from the US DOT.

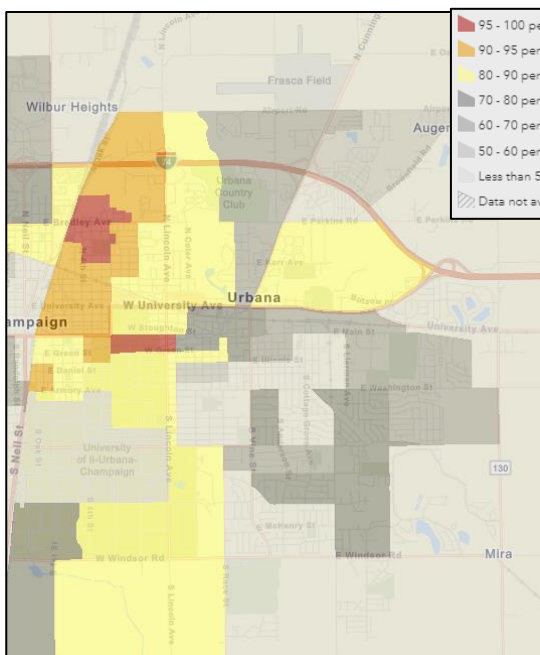
Below are map images for the different equity metrics considered, along with web links to data sources.



CDC/ATSDR Social Vulnerability Index
https://www.atsdr.cdc.gov/placeandhealth/svi/interactive_map.html

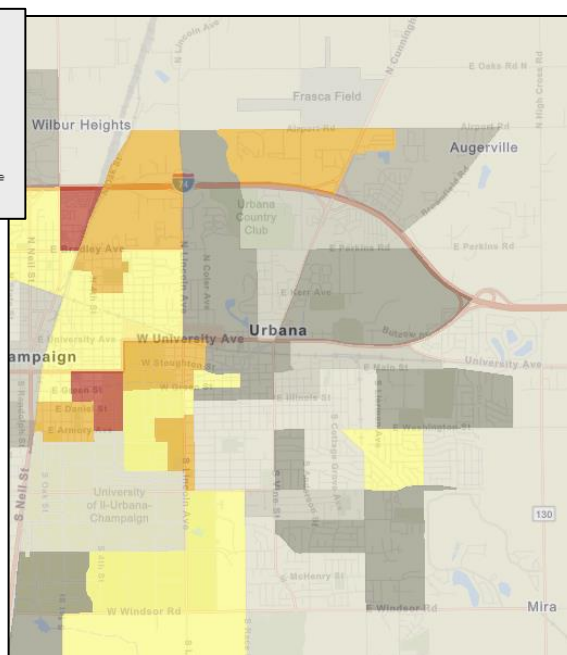


DCEO Underserved Areas
<https://dceo.illinois.gov/expandrelocate/incentives/underservedareas.html>



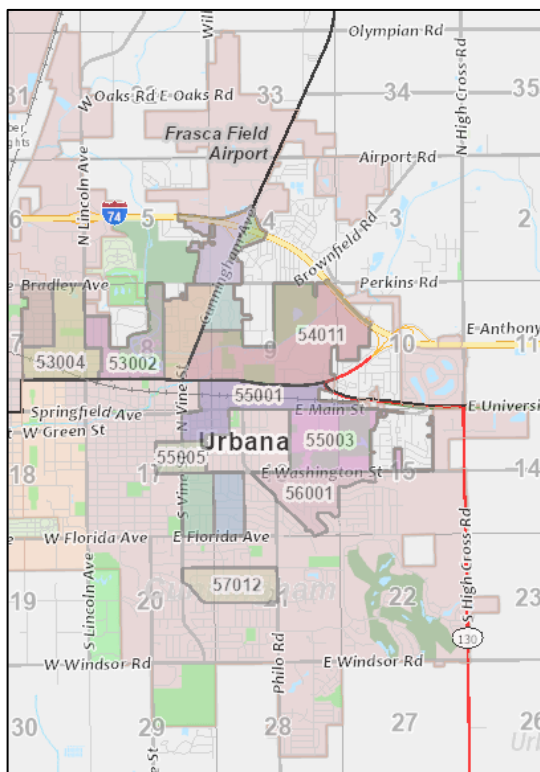
EPA Environmental Justice
Demographic Index

<https://ejscreen.epa.gov/mapper/>



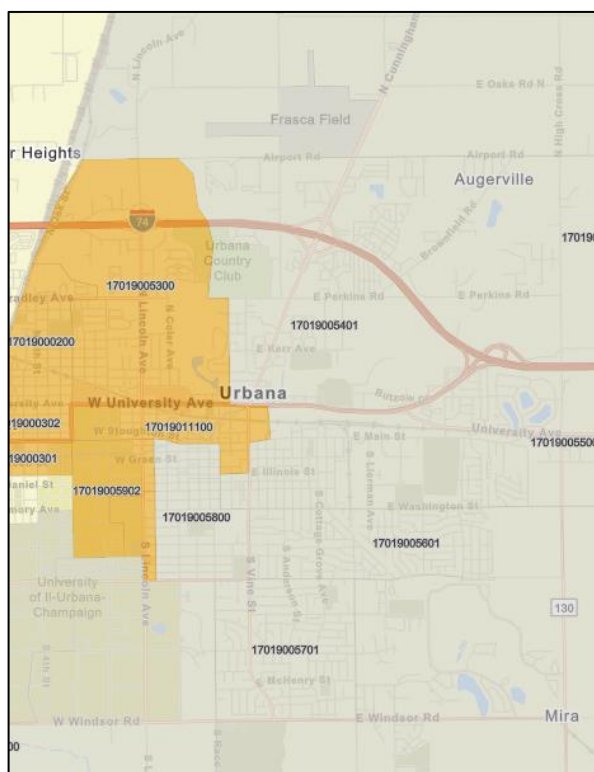
EPA Environmental Justice
Supplemental Demographic Index

<https://ejscreen.epa.gov/mapper/>



Comm. Develop. Target Areas (CDTA)

<https://maps.ccgisc.org/public/Disclaimer.aspx>



US DOT Equitable Transportation Community

<https://www.transportation.gov/priorities/equity/justice40/etc-explorer>

Staff selected CDTA as the most effective equity metric because it identifies areas of the City with low-to-moderate income populations, the data is mapped by the Champaign County Geographical Information System (GIS) Consortium (making it readily available and easy to use), and CDTA is determined at the block group level, which is a subset of census tracts, allowing for an analysis of census data in smaller population groups. By comparison, the CDC Social Vulnerability Index, the DCEO Underserved Area, and the US DOT Equitable Transportation Community are metrics determined at the census tract level, leading to conclusions that are less meaningful for a community the size of Urbana's. The US Census Bureau defines block groups as containing between 600 and 3,000 people, whereas census tracts contain between 1,200 and 8,000 people.

By choosing CDTA as the equity metric, the focus is on income disparity across the City. The underlying assumption is that the concentration of low-to-moderate income households in certain areas of the City may have resulted, in part, from historic discriminatory practices and disinvestment in underserved communities. Staff considered this approach to be the most straight-forward and objective proxy for historical inequity. Staff did not attempt to account for other demographic data commonly associated with historical inequity, including but not limited to race, disability, age, gender, sexual orientation, language, religion, and criminal history.

The EPA Environmental Justice socioeconomic indicators attempt to account for populations such as low-income, people of color, unemployment, less than high school education, limited English speaking, and low life expectancy. However, when the EPA Environmental Justice metrics are applied in Urbana, they appear to favor college student populations over other low-income populations in the City.

By providing additional priority points to capital projects in CDTA, the intention is to begin to shift infrastructure investment to historically underserved areas of the City and thereby improve quality of life and property values in those areas.

Considering the eligibility of a capital project for Community Development Block Grant (CDBG) funding is another way that equity is incorporated into the scoring system. Because there is a direct relationship between CDTA and CDBG eligibility, any project within a CDTA gets points for both the CDTA category and for the funding assistance category.

Project Cost Estimates

When a transportation capital project is initially conceived, the most direct way to estimate project cost is to apply a unit price per area of pavement, based on the anticipated scope of work. The initial concept for scope of work is typically informed by the purpose and need for the project, such as pavement condition, safety record, or other considerations. The project unit price includes construction costs, preliminary engineering (also referred to as “studies and plans”, typically estimated as 10% of the cost of construction), and construction engineering (typically estimated as 10% of the cost of construction). The unit prices summarized below were used for the project cost estimates, unless a more detailed estimate already existed. Project cost estimates are approximate and subject to refinement with development of studies and plans, and as prices for labor and materials change over time.

Scope of Project	Project Unit Price (per SY pavement)		
Corridor Reconstruction	\$325	to	\$350
Pavement Reconstruction	\$200	to	\$250
Pavement Rehabilitation	\$100	to	\$200

Capital Projects (FY24 Construction)

Savannah Green Alleys

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40148 - SAVANNAH GREEN ALLEYS	202 LMFT	1,803	-	-	-	-	-
	203 SMFT	201,000	300,000	-	-	-	-
TOTAL		202,803	300,000	0	0	0	0



Description

Pavement patching for select alley segments, with joint and crack sealing for all alleys.

Location

The Savannah Green Subdivision, generally bounded by Florida Ave. to the south, Smith Rd. to the west, Rainbow View to the north, and Abercorn St. to the east.

Purpose and Need

Very poor pavement condition due to weak subgrade. Pavement patching and preservative maintenance is a compromised approach since this project has a low priority score.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4

Timeline

Plans FY23, Construction FY24.

Changes from Previous CIP

Reduced scope of work to align with low priority score.

Washington St. Bridge Replacement

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40109 - WASHINGTON ST BRIDGE RECONSTRUCTION	200 CR&I	-	492,000	-	-	-	-
	202 LMFT	206,880	-	-	-	-	-
TOTAL		206,880	492,000	0	0	0	0



Description

Replacement of existing single span bridge with a double-barrel concrete box culvert. Minimal road work.

Location

Bridge carrying Washington St. over Sunny Estates Ditch, located 0.5 mile west of High Cross Road (IL 130).

Purpose and Need

Very poor condition of existing bridge resulted in a weight restriction of 12 tons. This caused MTD to reroute its Green and Gray routes through Scottswood Subdivision.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
8.4	17.9	6.1	3.2	3.5	8.2	1.4	48.7

Timeline

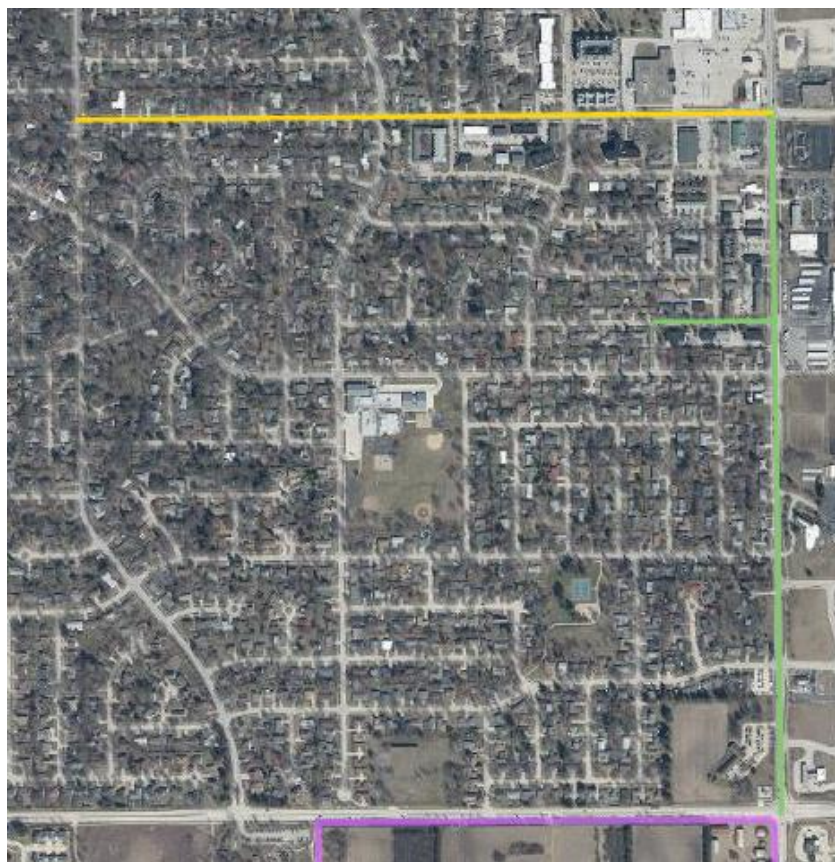
Plans FY23, Construction FY24.

Changes from Previous CIP

None.

Philo Rd. and Colorado Ave.

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40133 - PHILO & COLORADO	203 SMFT	131,689	1,760,000	1,540,000	-	-	-



Description

Asphalt resurfacing for Philo Rd. and rubblization with asphalt surface for Colorado Ave.

Location

Philo Rd. from Windsor to Colorado, and Colorado Ave. from Vine to Philo.

Purpose and Need

Philo Rd. is a minor arterial with poor pavement with a moderate safety score, and on a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6

Timeline

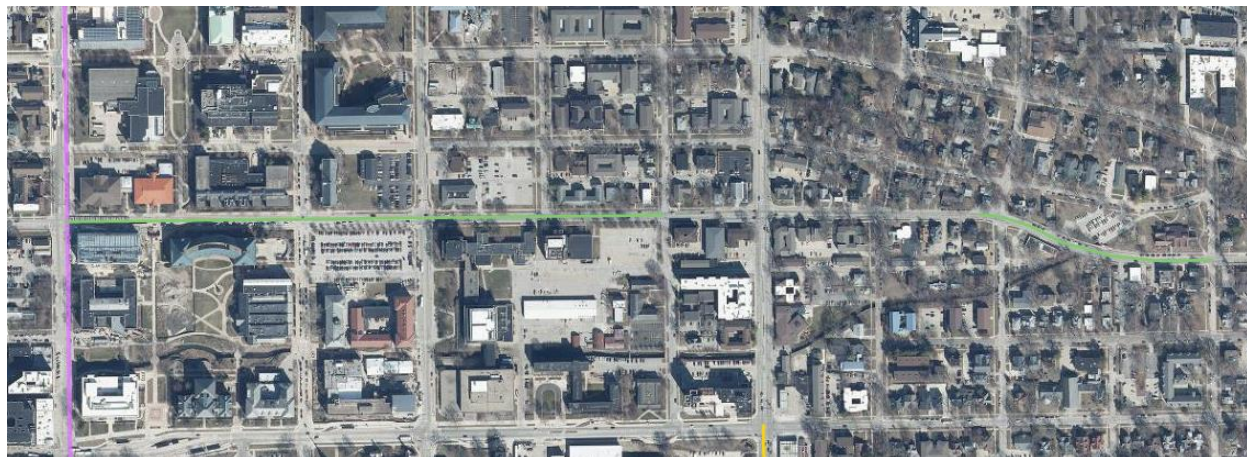
Studies & Plans FY23-
FY24, Philo Rd.
Construction FY24-FY25,
and Colorado Ave.
Construction FY25-FY26.

Changes from Previous CIP

Pavement cores revealed that resurfacing is only recommended for Philo Rd., instead of all road segments. Removed segment of Anderson St. north of Colorado from project due to budget constraints and as it was a lower priority segment. Construction timeline delayed due to change in scope. Separate construction years due to budget increase.

Springfield Ave. (Wright to McCullough)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40134 - SPRINGFIELD: WRIGHT TO MCCULL	203 SMFT	70,000	1,390,000	-	-	-	-



Description

Pavement rehabilitation and bridge repairs.

Location

Springfield Ave. from Wright to McCullough, excluding Gregory to Coler.

Purpose and Need

Springfield Ave. is a minor arterial with poor pavement and a moderate safety score.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8

Timeline

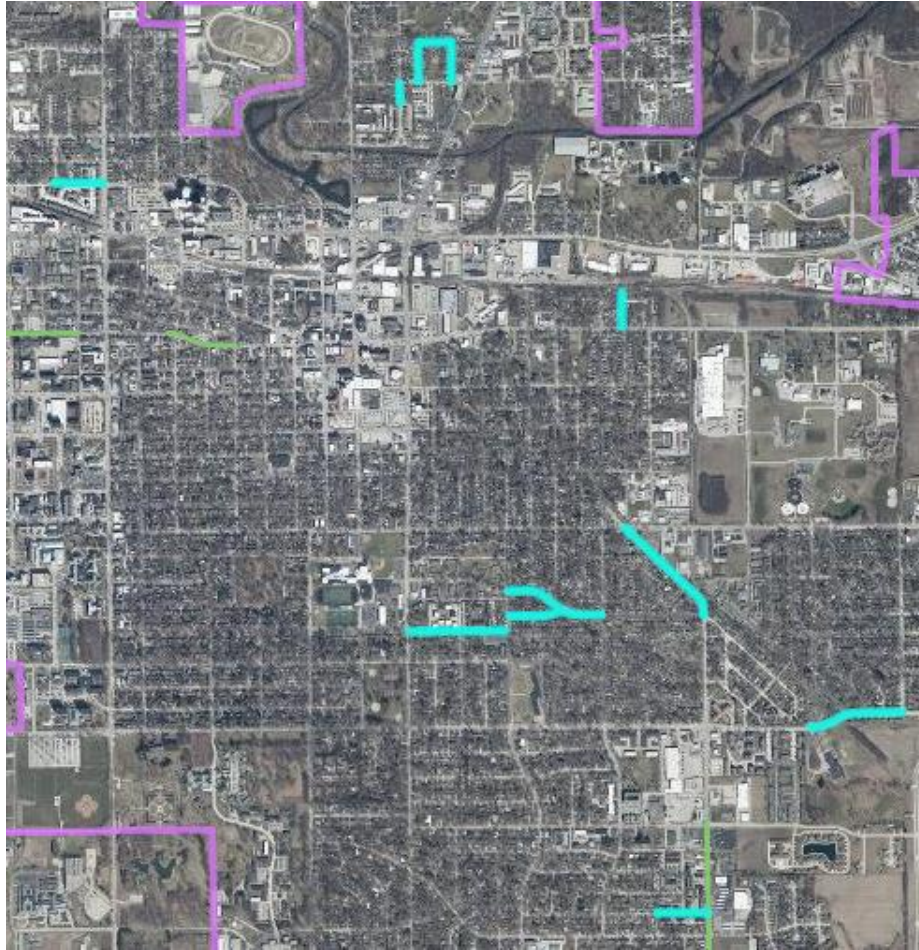
Studies FY23, Plans FY24, Construction FY24-FY25.

Changes from Previous CIP

Budget increased based on recent asphalt bid prices, and addition of bridge repairs.

Equity and Quality of Life (EQL) Projects

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	200 CR&I	150,997	1,849,003	200,000	800,000	-	-



Description

Construction of new sidewalks, paths, and street lights. Traffic engineering studies for safety concerns.

Location

Ten (10) implementation project locations, and five (5) planning project locations.

[Equity and Quality of Life FY23 - Google My Maps](#)

Purpose and Need

The EQL Projects address small-scale infrastructure needs, with an emphasis on underserved neighborhoods. The goal is to improve safety and health in tangible ways (<https://urbanaininois.us/eql>).

Timeline

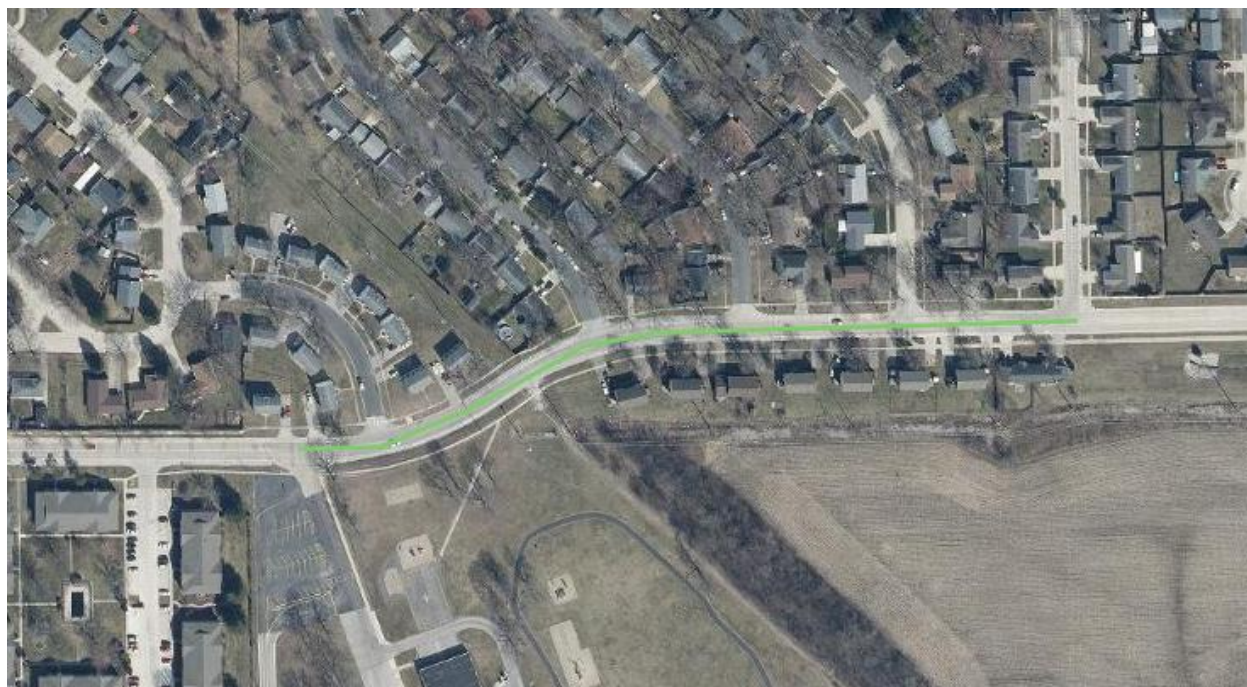
Studies & Plans FY23-FY24, Construction FY24-FY25. Second phase of EQL projects FY25-FY26.

Changes from Previous CIP

New projects.

Florida Ave. (James Cherry to Curtiss)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40164 - FLORIDA AT JAMES CHERRY	200 CR&I	-	600,000	-	-	-	-
	202 LMFT	100,000	-	-	-	-	-
TOTAL		100,000	600,000	0	0	0	0



Description

Pavement reconstruction and new street lights.

Location

Florida Ave. from James Cherry to Curtiss (pavement reconstruction) and from James Cherry to Kinch (street lights).

Purpose and Need

Florida Ave. is a minor arterial with pavement in very poor condition with a bus route. Street lights included as part of an EQL project.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4

Timeline

Studies & Plans FY23-FY24, Construction FY24-FY25.

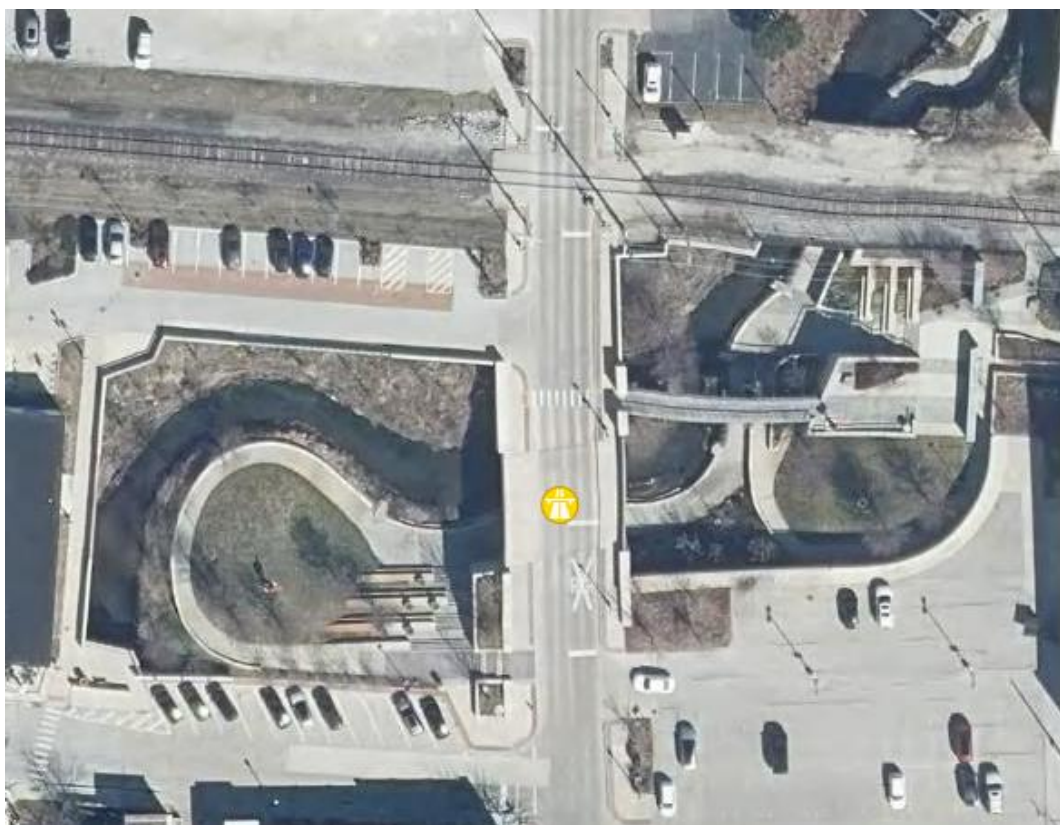
Changes from Previous CIP

Delayed construction by one year, and increased budget.

Capital Projects (FY24 Studies and Plans)

Race St. Bridge Repairs

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40167 - BONEYARD CREEK BRIDGE REPAIR	203 SMFT	75,000	5,000	280,000	-	-	



Description

Bridge repairs, including stone masonry façade repairs on the substructure, sidewalk repairs on the superstructure, and wall modifications for improved sight distance.

Location

Bridge carrying Race St. over Boneyard Creek, located at the Boneyard Creek Crossing.

Purpose and Need

Correction of deficient details before advanced deterioration or safety problems occur.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0

Timeline

Studies & Plans FY23-FY24, Construction FY25.

Changes from Previous CIP

Delayed construction by one year due to budget constraints.

Country Club Rd. and Perkins Rd.

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40172 - COUNTRY CLUB & PERKINS	200 CR&I	-	28,333	305,000	-	-	-
	343 TIF 4	-	56,667	610,000	-	-	-
TOTAL		0	85,000	915,000	0	0	0



Description

Pavement rehabilitation and drainage improvements.

Location

Country Club Rd. from Golfview Dr. to Cunningham Ave. (US 45) and Perkins Rd. from Cunningham Ave. (US 45) to City Boundary.

Purpose and Need

This route is a collector with poor pavement, a high safety score, known drainage problems, with a bus route, and part of this project is in the TIF 4 area.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1

Timeline

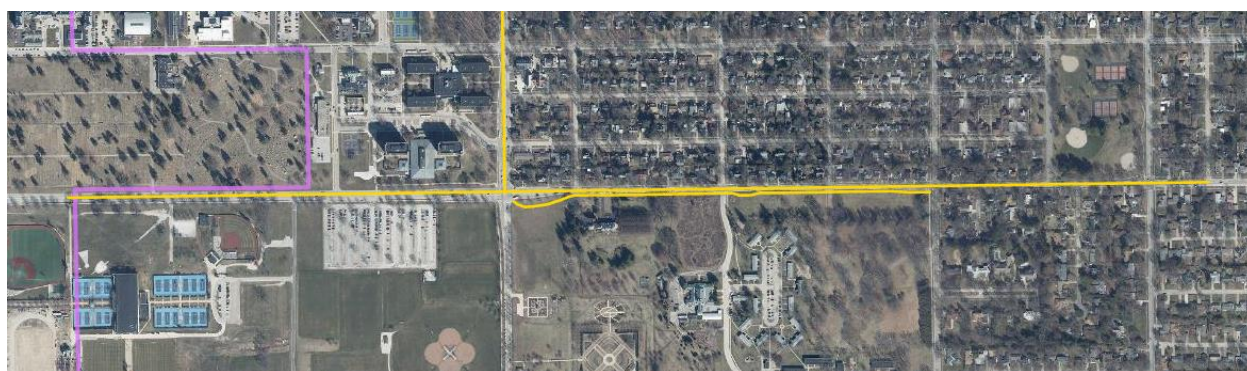
Studies & Plans FY24, Construction FY25.

Changes from Previous CIP

New project.

Florida Ave. (Wright to Hillcrest)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40135 - FLORIDA: WRIGHT - HILLCREST	COVID RELIEF	-	238,013	-	-	-	-
	STBG / STPU	-	497,030	-	-	-	-
	RAISE GRANT	-	-	-	10,077,630	-	-
	203 SMFT	-	124,257	-	-	-	-
40137 - FLORIDA MULTI- USE PATH	ITEP	-	101,360	729,050	-	-	-
	REBUILD	-	25,340	242,320	-	-	-
TOTAL		0	986,000	971,370	10,077,630	0	0



Description

Pavement reconstruction, new and replacement traffic signals, improved bus stops, and a new shared use path.

Location

Florida Ave. from Wright to Hillcrest, with a shared use path on south side from Lincoln to Race.

Purpose and Need

Florida Ave. is a minor arterial with very poor to fair pavement, a high safety score, and a bus route. ITEP funding was secured for the shared use path, and a second application for a RAISE grant was submitted in FY23, in cooperation with MTD. Corridor study completed by Regional Planning Commission.

<https://ccrpc.gitlab.io/florida-ave/>

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2

Timeline

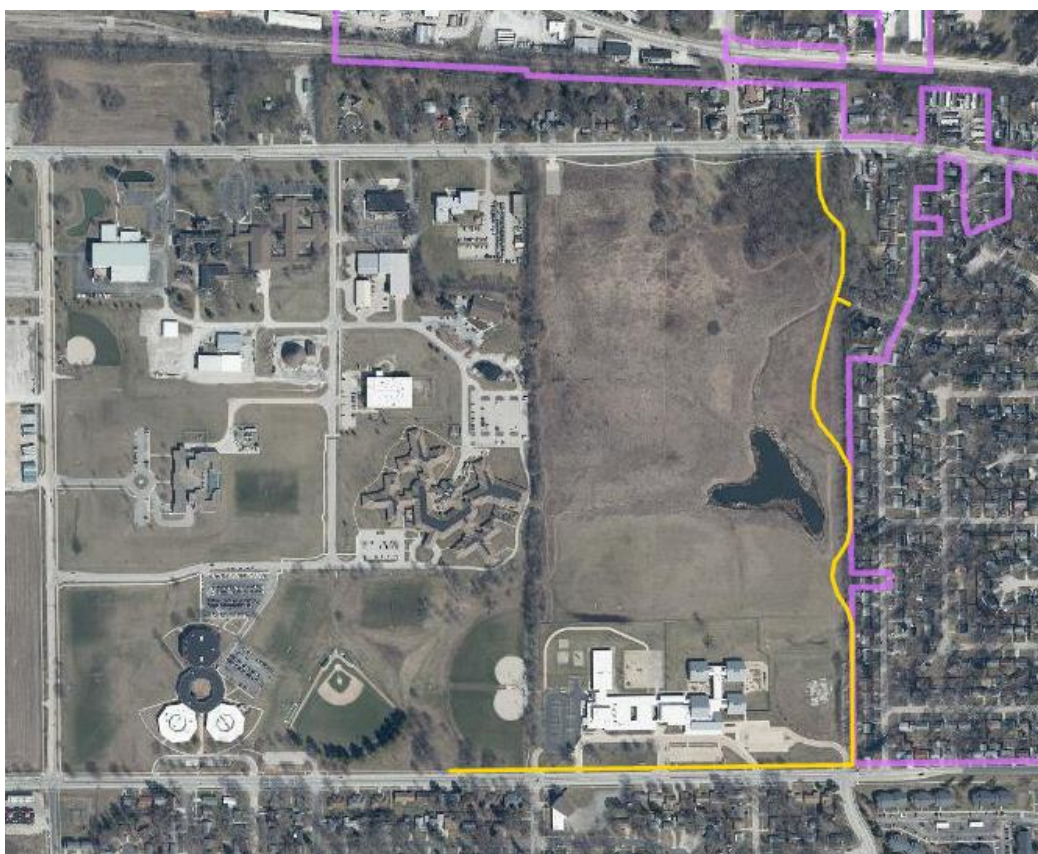
Studies & Plans FY24-FY25, Construction FY25 (shared use path), Construction FY26-FY27 (other than shared use path). Construction (other than shared use path) is contingent on RAISE grant or other funding.

Changes from Previous CIP

Project delayed after first application for a RAISE grant was unsuccessful. Applied for and received an ITEP grant for shared use path.

Bakers Lane Shared-Use Path

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40129 - BAKERS LANE MULTI-USE PATH	ITEP	-	135,320	1,037,450	-	-	-
	REBUILD	-	33,840	259,430	-	-	-
TOTAL		0	169,160	1,296,880	0	0	0



Description

New shared use path with pedestrian lighting.

Location

North side of Washington St. from Kinch to Smith, and along Bakers Lane right-of-way, between Weaver Park and Scottswood Subdivision, from Washington to Main.

Purpose and Need

Path proposed in 2016 Bicycle Master Plan with 6-10 year timeline. In 2020 Pedestrian Master Plan, Washington St. segment identified as “highest priority” and Bakers Lane segment identified as “medium priority”. Connectivity with Park District Health & Wellness Center, School District Prairie Campus, Scottswood Subdivision, and future Kickapoo Rail Trail extension. ITEP funding was secured for the shared use path.

Timeline

Studies & Plans FY24, Construction FY25.

Changes from Previous CIP

New project.

Lincoln Ave. (Wascher to Killarney)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40124 - LINCOLN: WASCHER - KILLARNEY	STBG / STPU	-	650,000	-	650,000	-	-
	SS4A GRANT	-	-	-	-	7,319,000	-
	202 LMFT	45,000	-	-	-	-	-
	203 SMFT	-	163,000	-	163,000	1,830,000	-
TOTAL		45,000	813,000	0	813,000	9,149,000	0



Description

Pavement reconstruction with road diet from 4 lanes to 3 lanes and addition of either on-street bike lanes or a shared use path. Improved traffic signals, street lights, and bus stops. New mid-block pedestrian cross walks.

Location

Lincoln Ave. from
Wascher to Killarney

Purpose and Need

Lincoln Ave. is an other principal arterial with a high safety score, pavement in poor to very poor condition, and a bus route. Funding for this project is being pursued through a Safe Streets and Roads for All (SS4A) grant, in cooperation with CUUATS member agencies.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9

Timeline

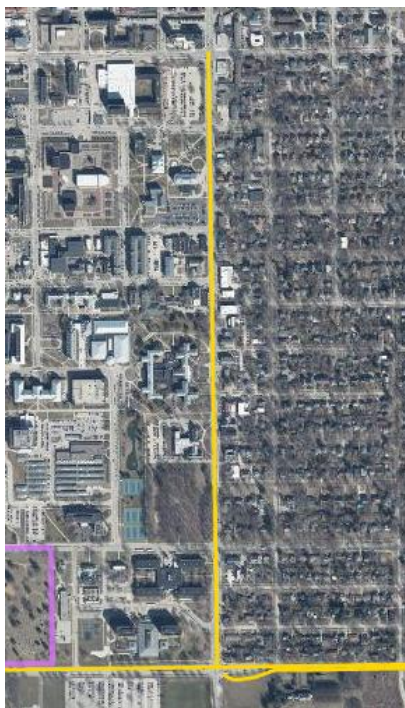
Studies FY24, Plans FY26, Construction FY27-FY28. Construction is contingent on SS4A grant or other funding.

Changes from Previous CIP

Increased scope from resurfacing to corridor reconstruction. Construction delayed after first application for SS4A grant was unsuccessful.

Lincoln Ave. (Florida to Green)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40149 - LINCOLN: GREEN - FLORIDA	STBG / STPU	-	-	-	-	-	5,920,000
	203 SMFT	-	200,000	-	750,000	-	2,230,000
TOTAL		0	200,000	0	750,000	0	8,150,000



Description

Corridor reconstruction with safety improvements.

Location

Lincoln Avenue from Florida to Green.

Purpose and Need

Lincoln Ave. is a minor arterial with a high safety score, pavement in poor to very poor condition, and a bus route. Project eligible for CUUATS STBG/STPU funding.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7

Timeline

Corridor Study FY24, Studies & Plans FY26-FY27, Construction FY28-FY29.

Changes from Previous CIP

Increased construction budget based on recent prices. Delayed plans and construction timeline due to budget constraints.

Capital Projects (FY25 – FY28)

Vine St. and Illinois St.

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40168 - VINE AND ILLINOIS	203 SMFT	-	-	210,000	1,890,000	-	-



Description

Pavement reconstruction with potential road diet and pedestrian improvements.

Location

Vine St. from California to Main, and Illinois St. from Race to Urbana.

Purpose and Need

Vine St. is a minor arterial with pavement in poor to very poor condition, a moderate safety score, a bus route, and this project is fully within the Central TIF area.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5

Timeline

Studies & Plans FY25, Construction FY26-FY27

Changes from Previous CIP

Increased scope of work from resurfacing to reconstruction.

Wright St. (Church to Columbia)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40132 - WRIGHT ST: CHURCH TO COLUMBIA	CHAMP IGA	-	-	25,000	275,000	-	-
	200 CR&I	-	-	25,000	275,000	-	-
TOTAL		0	0	50,000	550,000	0	0



Description

Pavement reconstruction.

Location

Wright St. from Church to Columbia.

Purpose and Need

Wright St. is a major collector with pavement in very poor to failed condition, and it is on a bus route. City of Champaign willing to partner on this project, where City Boundary is on centerline of street.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	17.9	13.8	4.9	4.6	8.2	1.4	50.8

Timeline

Studies & Plans FY25, Construction FY26.

Changes from Previous CIP

New project.

Broadway Ave. (Elm to Park)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40182 - BROADWAY: ELM TO PARK	200 CR&I	-	-	-	-	160,000	1,440,000



Description

Pavement rehabilitation.

Location

Broadway Ave. from Elm to Park

Purpose and Need

Broadway Ave. is a minor collector with a high safety score, fair to very poor pavement, and a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8

Timeline

Studies & Plans FY27, Construction FY28.

Changes from Previous CIP

New project.

Broadway Ave. and Country Club Rd.

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40165 - BROADWAY & COUNTRY CLUB RD	203 SMFT	-	-	-	-	75,000	825,000



Description

Pavement reconstruction with potential pedestrian mid-block crossings.

Location

Broadway Ave. from Oakland to Country Club, and Country Club Rd. from bridge over Saline Branch to Broadway.

Purpose and Need

These streets are minor collectors with pavement in very poor condition and a bus route. Country Club Rd. improvements in coordination with replacement of the bridge over Saline Branch, which is owned by Urbana Township. Champaign County is pursuing Special Bridge Funding for the bridge replacement.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9

Timeline

Studies & Plans FY27, Construction FY28. Timeline is contingent on County funding the bridge replacement project.

Changes from Previous CIP

Added Broadway Ave. segment.

Capital Projects Backlog (Not in CIP)

Lincoln Ave. (Saline Branch to Somer)



Description

Pavement rehabilitation.

Location

Lincoln Ave. from bridge over Saline Branch to Somer Dr.

Purpose and Need

Lincoln Ave. is an other principal arterial with a high safety score and poor pavement.

Project Cost Estimate

600,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3

Goodwin Ave. (Green to University)



Description

Pavement rehabilitation with some reconstruction.

Location

Goodwin Ave. from Green to University (US 150)

Purpose and Need

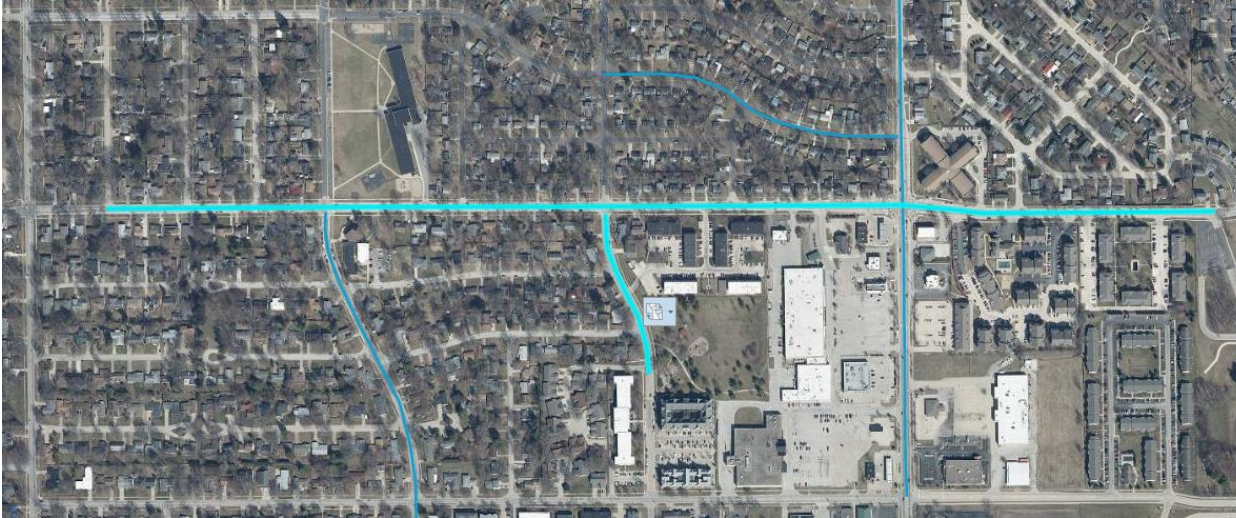
Goodwin Ave. is a major collector with a moderate safety score, failed to poor pavement, and a bus route.

Project Cost Estimate

1,500,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9

Florida Ave. and Cottage Grove Ave.



Description

Pavement rehabilitation.

Location

Florida Ave. from Hillcrest to James Cherry and Cottage Grove Ave. from Glenwood Oaks Ct. to Florida.

Purpose and Need

Florida Ave. is a minor arterial with pavement in good to fair condition and a bus route.

Project Cost Estimate

3,000,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9

Elm St. (Race to Vine)



Description

Pavement rehabilitation.

Location

Elm St. from Race to Vine.

Purpose and Need

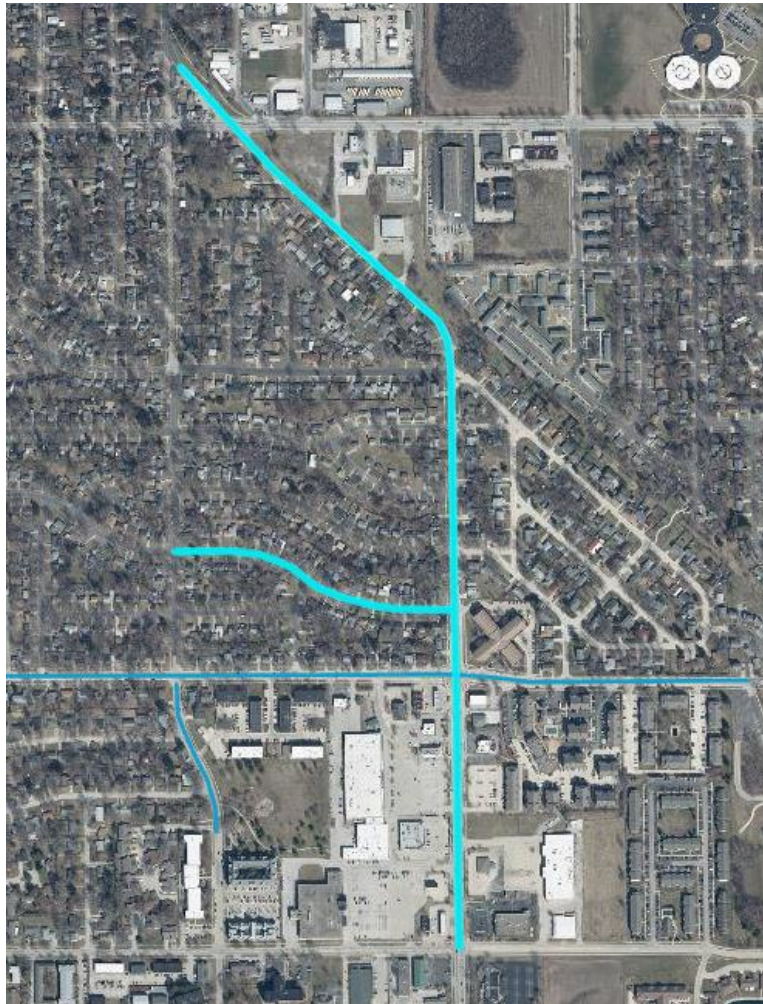
Elm St. is a local street with pavement in poor condition and a bus route.

Project Cost Estimate

600,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
6.3	13.4	11.7	6.5	3.5	8.2	0.0	49.6

Philo Rd. and Pennsylvania Ave.



Description

Pavement rehabilitation.

Location

Philo Rd. from Colorado to Cottage Grove, and Pennsylvania Ave. from Cottage Grove to Philo.

Purpose and Need

Philo Rd. is a minor arterial with fair pavement and a bus route.

Project Cost Estimate

3,200,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1

Illinois St. (Goodwin to Lincoln)



Description

Pavement rehabilitation and reconstruction.

Location

Illinois St. from Goodwin to Lincoln

Purpose and Need

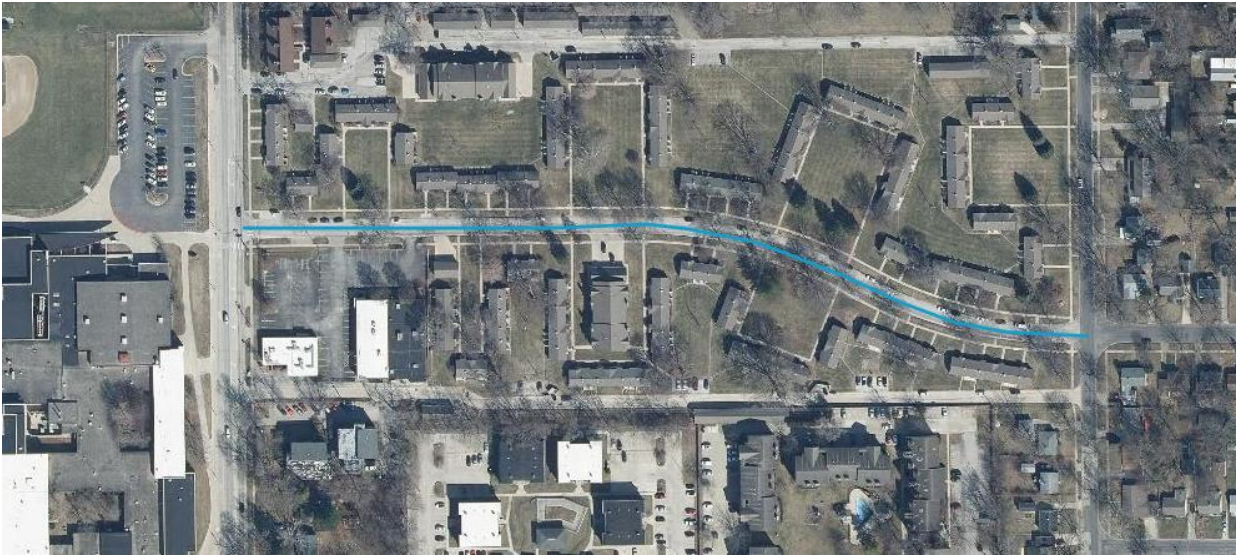
Illinois St. is a local street with pavement in fair to very poor condition and with a bus route.

Project Cost Estimate

1,300,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7

Fairlawn Ave. (Vine to Anderson)



Description

Pavement reconstruction.

Location

Fairlawn Ave. from Vine to Anderson.

Purpose and Need

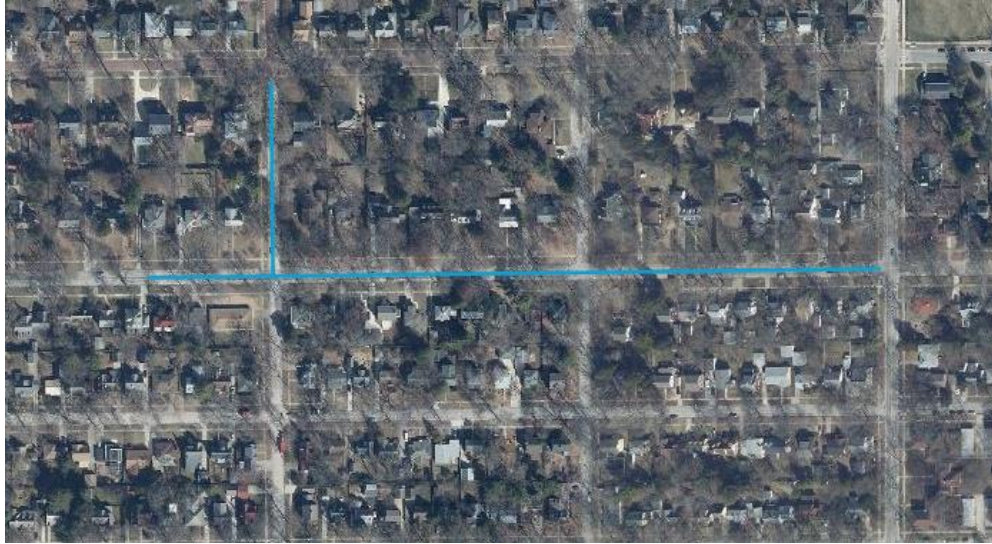
Fairlawn Ave. is a local street with pavement in very poor condition and with a bus route.

Project Cost Estimate

1,000,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9

Pennsylvania Ave. and Orchard St.



Description

Pavement reconstruction.

Location

Pennsylvania Ave. from Orchard to Race and
Orchard St. from Pennsylvania to Michigan

Purpose and Need

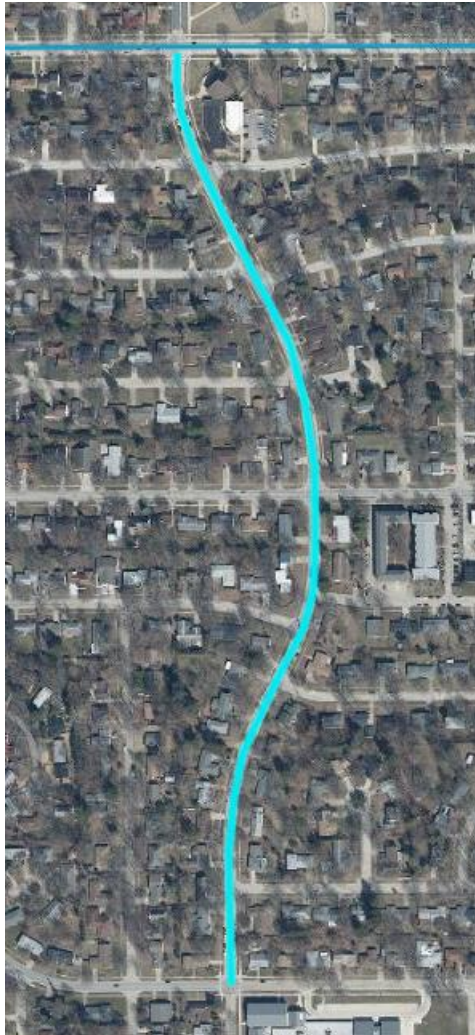
Pennsylvania Ave. is a local street with pavement
in very poor condition and with a bus route.

Project Cost Estimate

1,500,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5

Anderson St. (Mumford to Florida)



Description

Pavement reconstruction.

Location

Anderson St. from Mumford to Florida

Purpose and Need

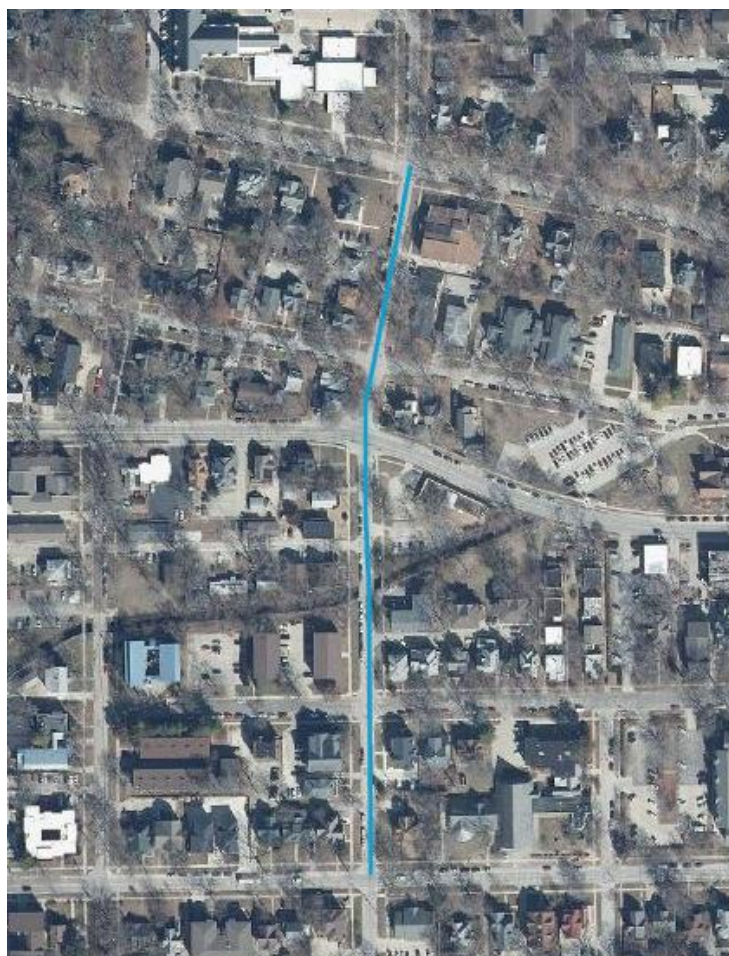
Anderson St. is a local street with pavement in very poor condition and with a bus route.

Project Cost Estimate

2,500,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0

Coler Ave. (Green to Main)



Description

Pavement rehabilitation and bridge rehabilitation.

Location

Coler Ave. from Green to Main

Purpose and Need

Coler Ave. is a local street with pavement in poor condition and a bridge in very poor condition. The bridge over Boneyard Creek has a restriction of legal loads only due to its condition.

Project Cost Estimate

1,100,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3

Section 4: Facilities

Table of Contents

Table of Contents.....	1
Operations.....	2
Landfill Management.....	2
Maintenance Programs.....	3
General Rehabilitation.....	3
Parking Garage.....	4
Capital Projects (Summary)	5
Capital Projects (FY24 Construction)	6
City-Wide Storage Facility	6
Parking Meter Replacement.....	7
ADA Life Safety Improvements	8
Facilities Security Improvements.....	9
City Building Reconfiguration	10
Fire Stations #2 and #3	11
Capital Projects (FY24 Studies and Plans).....	12
Public Works Campus	12
Capital Projects Backlog (Not in CIP)	13
Civic Center Divestment.....	13
City Building Addition	14
Fire Station #1.....	15

Operations

Landfill Management

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40908 - LANDFILL MANAGEMENT	200 CR&I	113,590	50,000	-	-	-	-



Description

Miscellaneous improvements to Landfill site. Leachate collection and pumping systems are currently under review by an engineering consultant and will likely require rehabilitation or replacement in FY24.

Location

1210 E. University Ave.

Purpose and Need

Required to maintain integrity of closed landfill to ensure long-term environmental risk mitigation.

Timeline

Studies & Plans in FY24 and Construction in FY24.

Changes from Previous CIP

Timeline delayed by one year.

Maintenance Programs

General Rehabilitation

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-CONST-REHAB	200 CR&I	151,252	165,786	170,738	175,690	180,785	186,209



Description

Discretionary funding for small/medium scope facilities projects.

Location

All City facilities.

Purpose and Need

Projects to be identified and prioritized from findings of 2019 Phase 1- Facilities Condition Assessment. Funds will be focused to areas identified not to receive rehabilitation in near term capital improvement planning and for emergency facility conditions.

Timeline

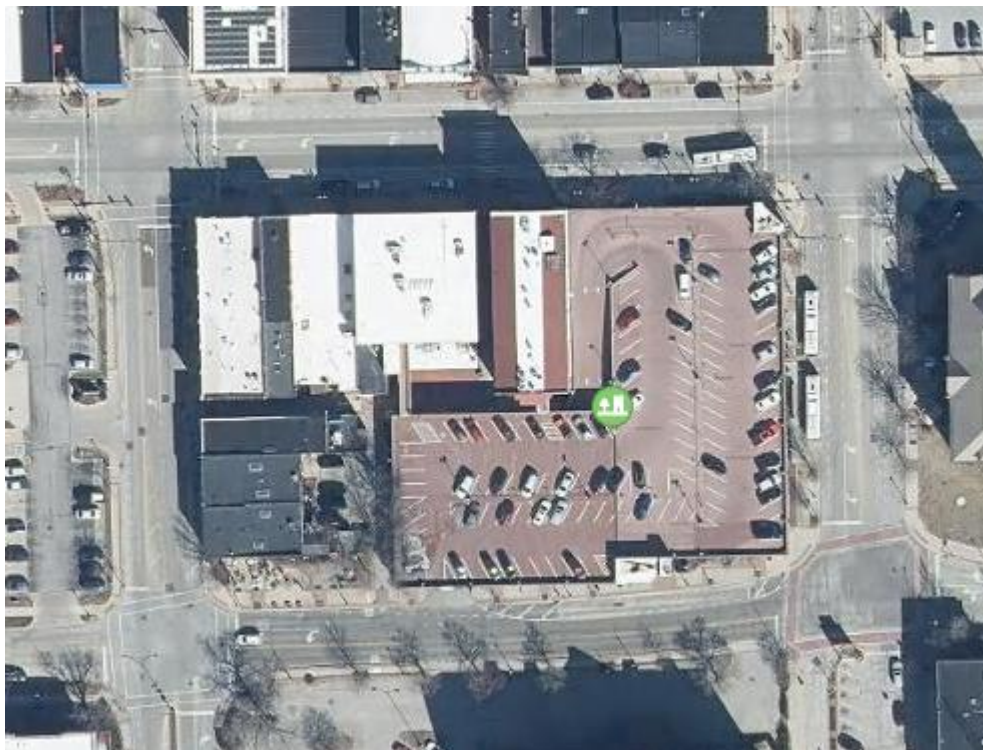
Annual.

Changes from Previous CIP

None.

Parking Garage

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40700 - PARKING GARAGE REHAB	500 PARK	20,000	50,000	-	-	-	-



Description

Lighting upgrades and security upgrades

Location

111 W. Main St.

Purpose and Need

Public safety consideration.

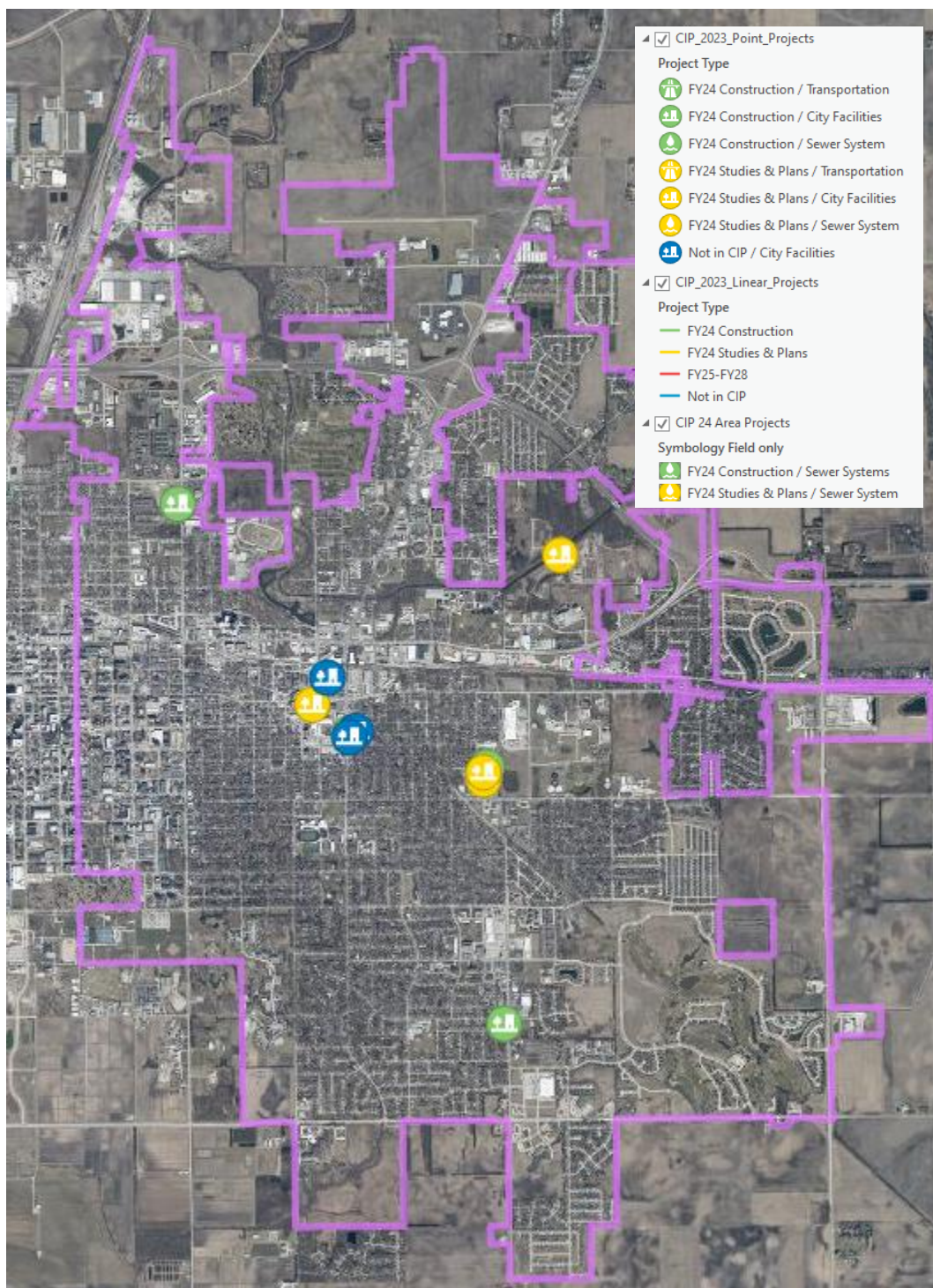
Timeline

Construction FY24.

Changes from Previous CIP

Added parking garage maintenance to CIP.

Capital Projects (Summary)



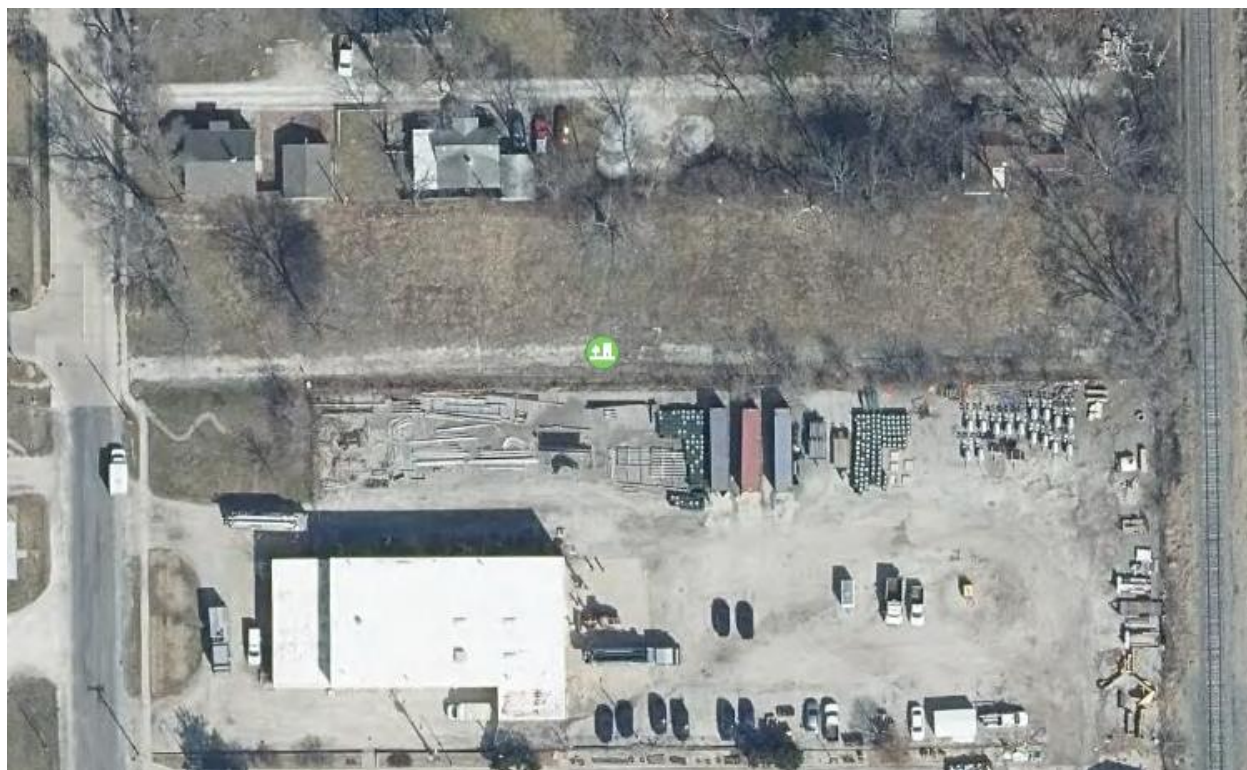
Map of Facilities Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Capital Projects (FY24 Construction)

City-Wide Storage Facility

PROJECT	FUND	FY23 Projected	FY24 Allocation	FY25 Allocation	FY26 Allocation	FY27 Allocation	FY28 Allocation
40800-STORAGE	200 CR&I	50,000	175,000	-	-	-	-



Description

A facility with dedicated space for multiple City departments that will act as a centralized, organized space for storage of vehicle fleets, trailers, and related equipment. Also incorporated in the concept is an area for long-term document and file storage. This facility will be secured with restricted access.

Location

610 S. Glover Ave.

Purpose and Need

Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage causes the work environment to feel crowded. This will allow for the repurposing of the existing storage facility (704 Glover) for City Fleet maintenance.

Timeline

Construction FY23, Closeout FY24.

Changes from Previous CIP

Construction complete.

Parking Meter Replacement

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40701 - METER INFRASTRUCTURE	500 PARK	280,000	-	-	-	-	-



Description

Replacement of obsolete parking meter mechanisms

Location

City-wide, on and off street parking meters.

Purpose and Need

Coin operated meters purchased and installed 20 years ago and no longer supported by manufacturer.

Timeline

Construction FY23-FY24.

Changes from Previous CIP

Added project to CIP.

ADA Life Safety Improvements

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-ADA	200 CR&I	-	90,000	-	-	-	-



City of Urbana, Illinois

Health/Life Safety/ADA Report Volume 1 December 17, 2019



Description

Remediation of high priority ADA and health/life safety concerns in City facilities. Most significantly: improvements to fire alarm system coverage at the City Building (400 South Vine) including strobes, horns, and pull stations. Relevant work also includes installation of ADA door actuators, closers, exit signage, and emergency lighting.

Location

All City facilities, but primarily City Building.

Purpose and Need

Priority 1 action item identified project in 2019 Phase 1- Facilities Condition Assessment. The City contracted with Bailey Edwards Architecture to perform a full analysis of City facilities. These items were identified as year 1 objectives.

Timeline

Construction FY24.

Changes from Previous CIP

None.

Facilities Security Improvements

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-SECURITY	200 CR&I	4,973	215,027	-	-	-	-



Description

Install card readers linked with door controllers to restrict access. This system will allow for greater flexibility and control over who can access the facility, as well as monitor who has entered the facility. Estimated cost based on 50 doors.

Location

All City facilities.

Purpose and Need

Priority 1 action item identified project in 2019 Phase 1- Facilities Condition Assessment. Key Finding #4 from 2020 Phase II- Space and Programming Needs Assessment: Limited delineation between public and private space affects both employee and citizen experience.

Timeline

Construction FY24.

Changes from Previous CIP

None.

City Building Reconfiguration

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-LOBBY	200 CR&I	1,139,000	245,000	-	-	-	-



Description

Renovations underway to the City Building for improved customer service and to assist in wayfinding. Included is new/improved signage and wayfinding. Also included a redesign of Police Services reporting area for situations that are sensitive in nature.

Location

400 S. Vine St.

Purpose and Need

Key Finding #4 from 2020 Phase II- Space and Programming Needs Assessment: Limited delineation between public and private space affects both employee and citizen experience. Key Finding #3 from 2020 Phase II Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale. Experience from COVID-19 has also demonstrated a more immediate need.

Timeline

Construction FY23-FY24.

Changes from Previous CIP

None.

Fire Stations #2 and #3

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-CONST-FIREST-DESIGN	200 CR&I	550,000	300,000	-	-	-	-
40800-CONST-FIREST	200 CR&I	-	7,470,000	-	-	-	-
40800-PROPACQ-FIRESTA3	200 CR&I	290,000	-	-	-	-	-
40800-CONST-DCEO	331 CDBG	-	1,500,000	-	-	-	-
TOTAL		840,000	9,270,000	0	0	0	0



Description

For both Fire Stations #2 and #3, new stations to be constructed at locations nearby the existing stations.

Location

Fire Station #2: 2103 Philo Rd. (exist.), 1501 E. Mumford Dr. (new).
Fire Station #3: 1407 N. Lincoln Ave. (exist.), 1205 W. Bradley Ave. (new)

Purpose and Need

For both Fire Stations #2 and #3: Identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor (Fire Station #3 was trending to a recommendation of divestment). Key Finding #3 from 2020 Phase II- Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale.

Timeline

Studies & Plans FY23-FY24, Construction FY24-FY25.

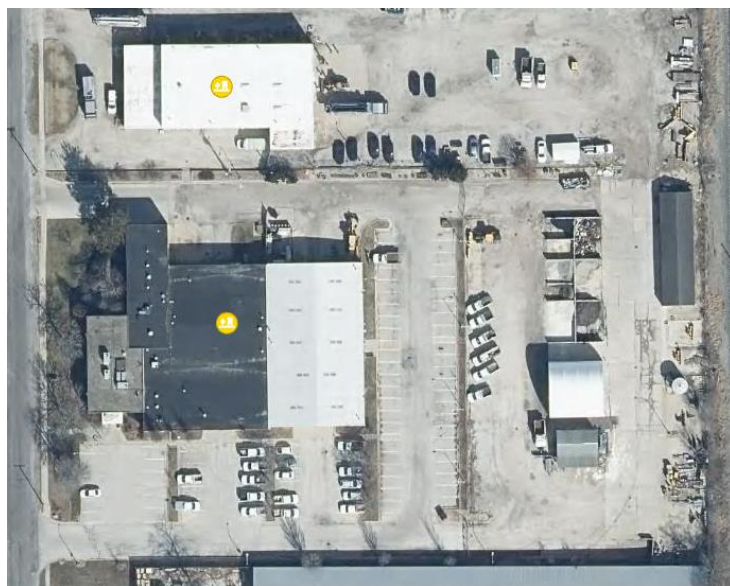
Changes from Previous CIP

Increased budgets for both locations through scoping study. New site for Station #3 was selected and acquired.

Capital Projects (FY24 Studies and Plans)

Public Works Campus

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-CONST-PUBWORKS	200 CR&I	-	2,208,643	-	-	-	-



Description

Relocate Arbor Division from existing facility to the Public Works Campus on Glover Avenue. Renovation of existing storage facility to become Fleet Facility. Existing Arbor Division Facility will be rehabilitated for Landscape Recycling Center staff and equipment to remain on site. Renovation of Public Works Building to meet updated workplace standards.

Location

Public Works Building: 706 S. Glover Ave.
Future Fleet Facility: 704 S. Glover Ave.
Existing Arbor Division Facility: 901 N. Smith Rd.

Purpose and Need

The existing Arbor Division shop was identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor. All existing facilities listed above had Key Finding #3 from 2020 Phase II Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale; and Key Finding #2 from 2020 Phase II- Space and Programming Needs Assessment: Current facilities hinder collaboration efforts. The Public Works Building had Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage crowds the work environment; and Key Finding #1 from 2020 Phase II- Space and Programming Needs Assessment: Distractions detract from time spent on defined responsibilities.

Timeline

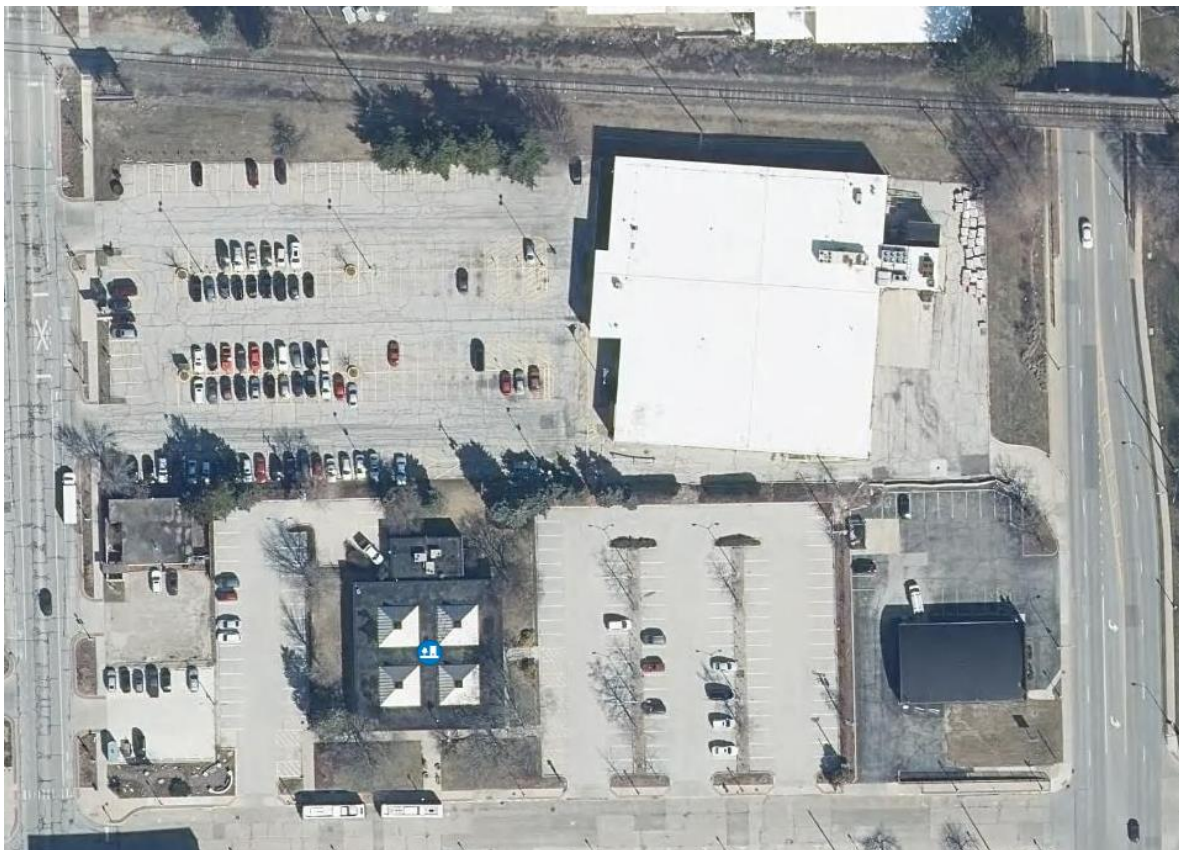
Studies & Plans FY24, Construction FY24-FY25

Changes from Previous CIP

Public Works Campus projects combined for efficiency.

Capital Projects Backlog (Not in CIP)

Civic Center Divestment



Description

Pursue divestment of site from City ownership. Considerations for possible public/private redevelopment in conjunction with one or more sites.

Location

108 E. Water St.

Purpose and Need

Identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of critical and trending to divestment. Cost of repairs and upgrades needed to bring the Civic Center up to date greatly exceeds the current replacement value.

Project Cost Estimate

No cost estimate at this time.

City Building Addition



Description

Major renovations within the City Building will reprogram entire space and enable most staff workspaces to be on floors 1-2, storage spaces will be relocated to the basement, departments will be co-located between 2 floors with less subdivided spaces (e.g. open workspaces, fewer private offices, shared amenity spaces). Project considers a new building addition to accommodate new public service and City Council chambers space built adjacent to the existing Council Chambers space.

Location

400 S. Vine St.

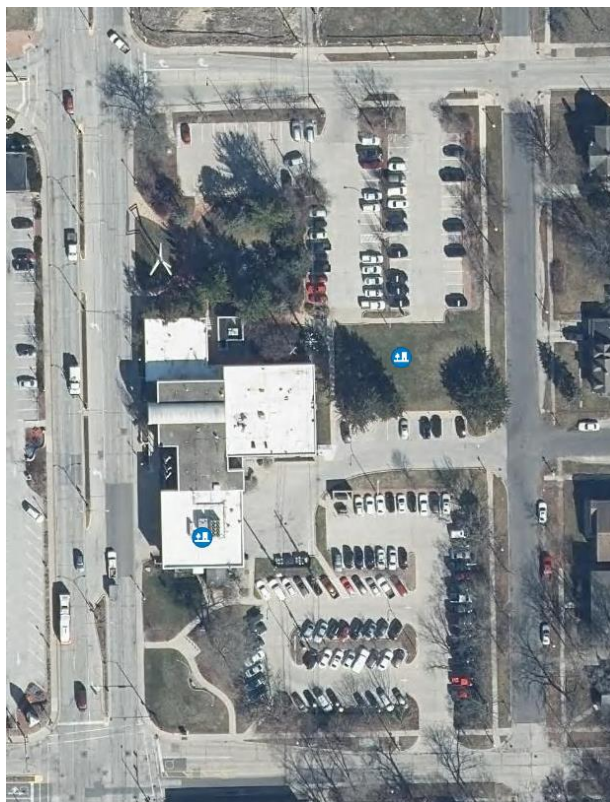
Purpose and Need

Recommendation in alignment with Key Findings #1-#5 from 2020 Phase II- Space and Programming Needs Assessment.

Project Cost Estimate

Design \$2,202,000/ Construction: \$ 17,620,000 (2020 cost figures not adjusted for inflation).

Fire Station #1



Description

Fire Station #1 potentially relocates out of the City Building to a new location to be determined. The scope of the City Building Major Reconstruction + Building Addition would be altered such that out of City Building, a new addition to the City Building could be added to the east (rear) of current Fire Station #1 structure. In this scenario, City Council Chambers could relocate into new addition space, and space formerly occupied by Council Chambers could be renovated into a city-wide training and support space.

Location

400 S. Vine St.

Purpose and Need

Key Finding #3 from 2020 Phase II- Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale. Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage crowds the work environment. This project is to be considered as an option in the City Building Major Reconstruction+ Building addition project planning and is dependent upon funding strategies. In the absence of this project, facilities concerns will be prioritized by the Facilities Conditions Assessment recommendation and funded through General Facilities Rehabilitation project.

Project Cost Estimate

Design
\$1,275,000/Construction:
\$ 1,913,000 (2020 cost
figures not adjusted for
inflation).

Section 5: Sewer Systems

Table of Contents

Table of Contents.....	1
Operations	2
Planning and GIS Data Acquisition	2
Public Sanitary Sewer Service Gaps	3
Maintenance Programs	4
Miscellaneous Sewer Repairs	4
Sewer Cleaning and Televising.....	5
Capital Projects (Summary)	6
Capital Projects (FY24 Construction)	7
Sewer Lining	7
Boneyard Creek Crossing Improvements	8
Vine Street Pump Station.....	9
Brick Arch Storm Sewers	10
Capital Projects (FY24 Studies and Plans).....	11
Storm Sewer Abandonment Study	11
Carle Hospital Sanitary Sewer	12
Sanitary Sewer Lateral Lining	13

Operations

Planning and GIS Data Acquisition

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40412 - STORMWATER MANAGEMENT PLANNING	201 SWUF	697,500	-	-	-	-	-
40514 - SANITARY PLANNING AND GIS	204 SAN	240,000	-	-	-	-	-
TOTAL		937,500	0	0	0	0	0



Description

Acquisition of detailed survey measurements, inventory data, and condition assessment of storm and sanitary manholes and inlets, and integration of data into the City's Geographical Information System (GIS).

Location

2,376 sanitary manholes, 4,195 storm manholes, and 4,077 storm inlets in the City's sewer system.

Purpose and Need

Existing GIS data for manholes and inlets is incomplete (only 3% of storm and 20% of sanitary structures are complete to date), generally lacking accurate elevation measurements and condition assessments. A complete set of measurements, inventory data, and condition assessment will allow for more robust analysis and planning for the City's sewer system.

Timeline

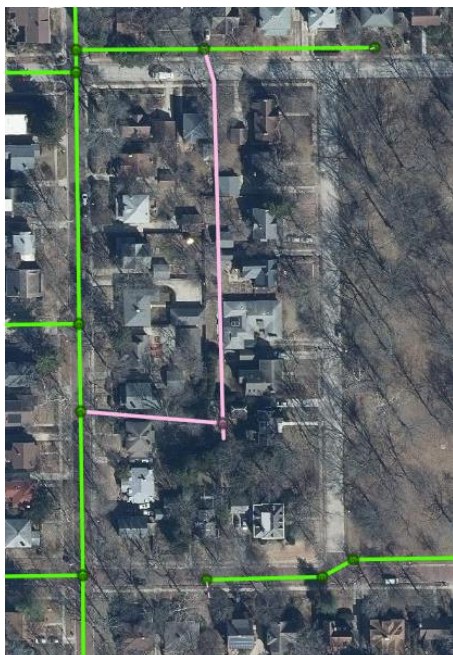
Begin FY23 and Finish FY25

Changes from Previous CIP

Increased budget for more comprehensive scope.

Public Sanitary Sewer Service Gaps

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40501 - SANITARY SEWER PRIVATE TO PUBLIC	204 SAN	25,000	25,000	25,000	25,000	25,000	25,000
40515 - PUBLIC SANITARY SEWER GAPS STUDY	204 SAN	-	175,000	-	-	-	-
TOTAL		25,000	200,000	25,000	25,000	25,000	25,000



Description

Studies and improvements to fill in service gaps in the public sanitary sewer system. Solutions may include construction of new public sanitary sewer or conversion of an existing private sewer to City ownership and public use.

Location

Locations within the City of Urbana where a public sanitary sewer is not within a reasonable distance from the property.

Purpose and Need

Some properties in the City of Urbana are connected to the sanitary sewer system by privately-owned sewer laterals that serve multiple properties, while some properties have private sewage disposal (a septic system). Sewer laterals shared by multiple properties are not allowed for new construction or reconstruction. When private sewer laterals serve multiple properties, there is typically no written easement or agreement to establish the rights and responsibilities of the property owners, and this can result in private disputes when the shared sewer lateral is clogged or damaged. Private sewage disposal is not allowed when a public sanitary sewer is within a reasonable distance from the property, as defined by City Code.

Timeline

Annual budget for private to public conversion.
Study in FY24 to identify public sanitary sewer gaps throughout the City and propose feasible solutions.

Changes from Previous CIP

Added study as new project.

Maintenance Programs

Miscellaneous Sewer Repairs

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40400 - STORMWATER SEWER MISC. REPAIRS	201 SWUF	238,258	250,000	260,000	270,400	281,216	292,465
40500 - SANITARY SEWER MISC. REPAIRS	204 SAN	225,869	250,000	260,000	270,400	281,216	292,465
TOTAL		464,127	500,000	520,000	540,800	562,432	584,930



Description

Unplanned repairs of storm and sanitary infrastructure.

Location

Various locations in the sewer system owned by City of Urbana.

Purpose and Need

Response to structural failures of pipes or structures, operational failures such as obstructions or severe root intrusion, localized flooding, and other urgent or emergency needs.

Timeline

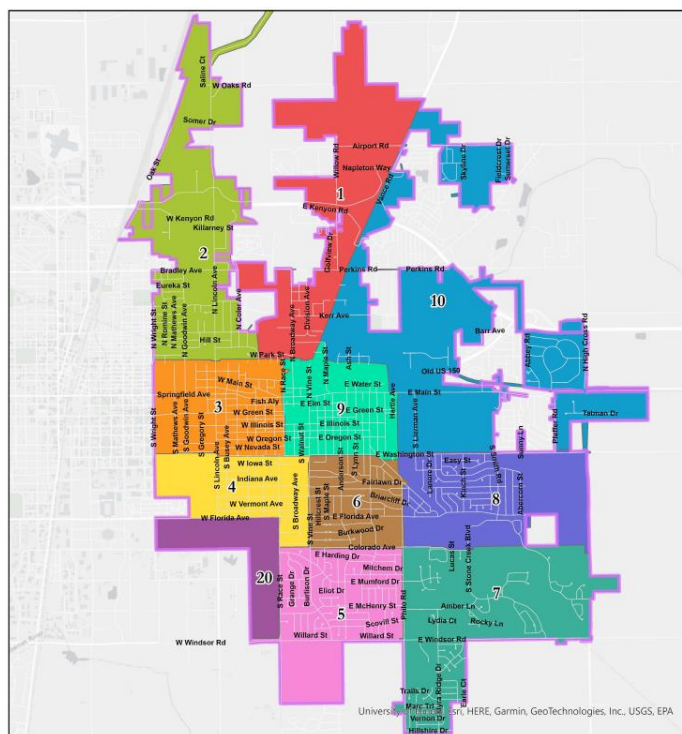
Annual budget.

Changes from Previous CIP

Increased budget for storm sewer repairs to meet anticipated needs.

Sewer Cleaning and Televising

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40402 - STORM SEWER CLEANING & TELEVISIONING	201 SWUF	-	400,000	416,000	432,640	449,946	467,943
40510 - SANITARY SEWER TELEVISIONING	204 SAN	-	240,000	249,600	259,584	269,967	280,766
TOTAL		0	640,000	665,600	692,224	719,913	748,709



Description

For storm sewer mains and sanitary sewer collectors, clean sediment, roots, and debris from pipes; and inspect condition of pipes with closed circuit television (CCTV) equipment.

Location

146.0 miles of storm sewer mains and 104.1 miles of sanitary sewer mains City-wide, organized into 11 maintenance zones.

Purpose and Need

Cleaning for regular maintenance of sewer lines, and condition inspection of pipes for asset management, capital improvement planning, and identification of unplanned repairs. Systematic cleaning and televising to supplement the cleaning and televising by City staff. Target annual budget for storm cleaning and televising is \$80,000 more than current budget.

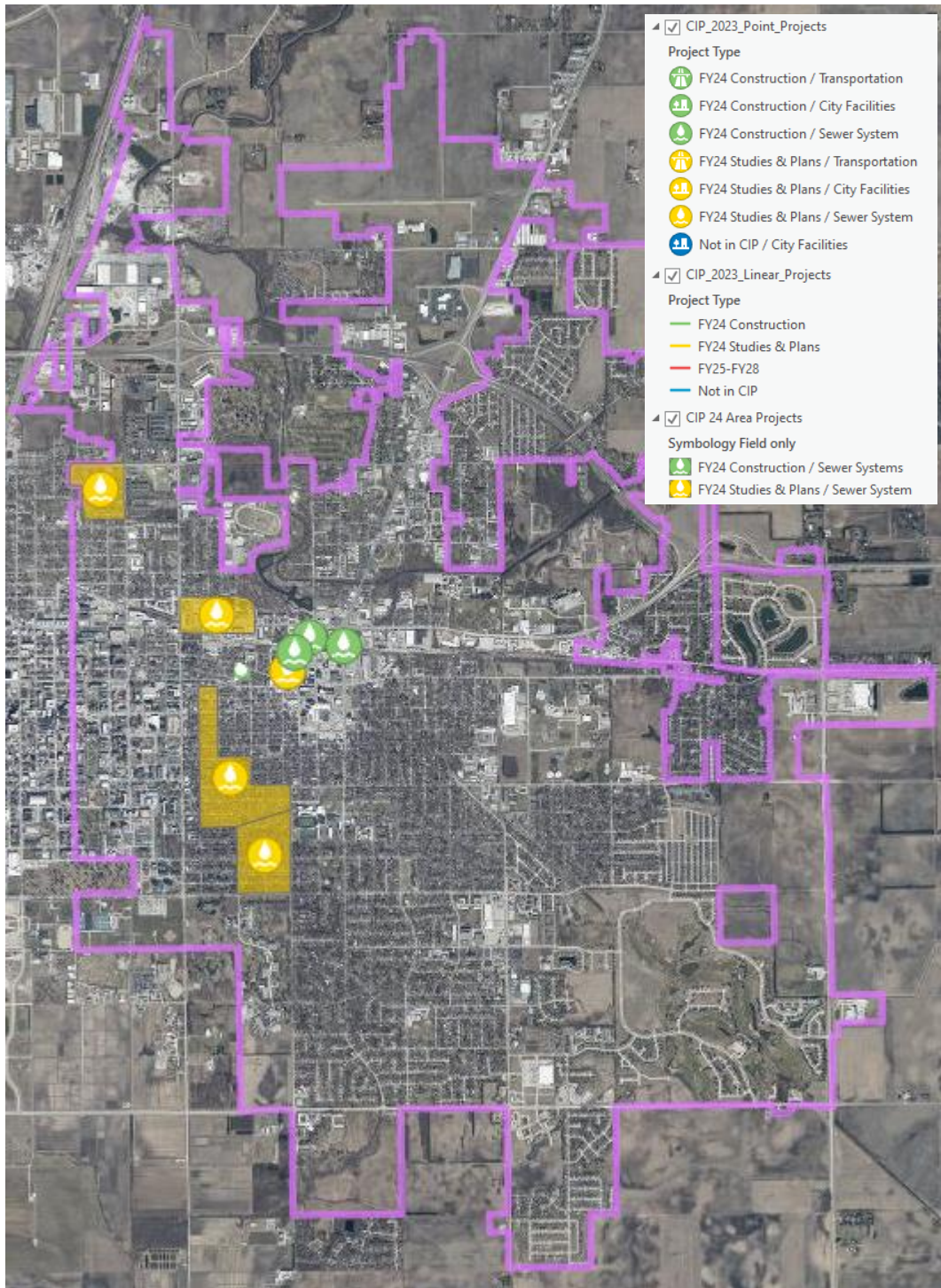
Timeline

Zone 4 (yellow on map) in FY24.
Zone 3 (orange on map) in FY25.
Zone 9 (turquoise on map) in FY26.
Zone 6 (brown on map) in FY27.
Zone 5 (pink on map) in FY28

Changes from Previous CIP

Increased budget for sanitary and established annual contract cleaning and televising program. Reduced budget for storm due to fund balance constraints.

Capital Projects (Summary)



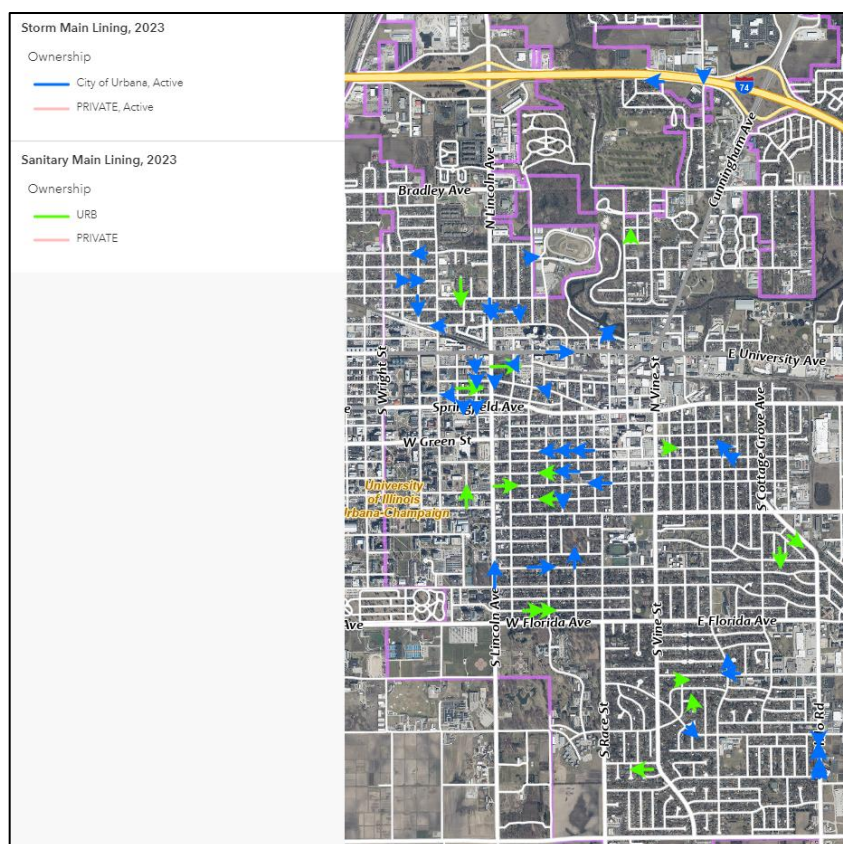
Map of Sewer System Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Capital Projects (FY24 Construction)

Sewer Lining

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40418 - STORM SEWER LINING	201 SWUF	500,000	425,000	330,000	343,200	356,928	371,205
40511 - SANITARY SEWER LINING	204 SAN	200,000	320,000	240,000	249,600	259,584	269,967
TOTAL		700,000	745,000	570,000	592,800	616,512	641,172



Description

Cured in place pipe (CIPP) lining of existing storm sewer mains and sanitary sewer collectors.

Location

146.0 miles of storm sewer mains and 104.1 miles of sanitary sewer mains City-wide.

Purpose and Need

Rehabilitation of pipe segments that are candidates for lining and which were identified through cleaning and televising inspections. Most pipes will be lined once in their service life. In order to line all sewers over a 50-year period, the annual budget for lining would have to be \$1.4 million for storm and \$970,000 for sanitary.

Timeline

Annual rehabilitation program.

Changes from Previous CIP

For storm sewers, separated lining from reconstruction budgets.

Boneyard Creek Crossing Improvements

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	EPA 319 GRANT	-	64,800	-	-	-	-
	201 SWUF	258,205	240,000	-	-	400,000	-
40169 - BONEYARD CREEK LIGHTING	344 CENT TIF	48,950	159,000	-	-	-	-
49201 - FUND 201 - CIP	UCSD IGA	-	150,000	-	-	-	-
TOTAL		307,155	613,800	0	0	400,000	0



Description

Bank stabilization, electrical repairs and enhancements, sediment control and water quality improvements, and retaining wall repairs.

Location

Boneyard Creek Crossing is located where Race Street crosses Boneyard Creek. Bank stabilization on north bank upstream (west) of Broadway Ave. Electrical work near Race St. Sediment control upstream (west) of Race St. Retaining wall repairs east of Race St.

Purpose and Need

Bank erosion requires repair to prevent property damage – UCSD participation is due to sewer crossing. Electrical work and sediment control to improve utilization of Boneyard Creek Crossing for events and activities. Poor surface drainage is damaging a section of retaining wall. Applied for IL EPA 319 grant for design of sediment control and water quality improvements.

Timeline

Bank Stabilization Construction FY24; Electrical Plans and Construction FY24; Stream Improvements Studies & Plans FY24, Construction FY27.

Changes from Previous CIP

Increased budget for bank stabilization based on bid prices.

Vine Street Pump Station

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40416 - VINE STREET PUMP STATION	201 SWUF	-	75,000	-	-	-	-



Description

Replace one or both pumps, and upgrade control and communications systems.

Location

Vine St. crossing under Norfolk Southern Railway bridge, between Main and University.

Purpose and Need

Pump station for Vine Street storm runoff. The pump station is in need of rehabilitation, and it has no functioning communication system to alert City staff of pump failure or other problems.

Timeline

Construction FY24.

Changes from Previous CIP

Delayed schedule and increased budget to add pump replacement to project.

Brick Arch Storm Sewers

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40417 - MAIN ST BRICK ARCH STORM SEWER RECONSTRUCTION	201 SWUF	26,260	225,000	-	-	-	-
40420 - COLER AVE BRICK ARCH STORM SEWER STUDY	201 SWUF	-	50,000	-	-	-	-
TOTAL		26,260	275,000	0	0	0	0



Description

Feasibility studies and improvements for existing, large diameter brick arch storm sewers.

Location

One sewer line from Main St. to Boneyard Creek, west of McCullough St. Another sewer line from Carle Park to Boneyard Creek, generally along Coler Ave. Both lines are located under or adjacent to private buildings.

Purpose and Need

Public sewer lines located under or adjacent to private buildings presents a risk for high maintenance costs or property damage that the City seeks to mitigate by relocating the existing sewers.

Timeline

Main St. Study FY23, Plans & Construction FY24;
Coler Ave. Study FY24.

Changes from Previous CIP

New projects.

Capital Projects (FY24 Studies and Plans)

Storm Sewer Abandonment Study

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40419 - STORM SEWER ABANDONMENT STUDY	201 SWUF	45,000	55,000	-	-	-	-



Description

Feasibility study for existing storm sewers located in backyard utility easements.

Location

Neighborhood with existing storm sewers in backyard utility easements, generally bounded by Florida Ave. to the south, Race St. to the east, Carle Park to the north, and Orchard St. to the west.

Purpose and Need

Existing backyard sewers may have originally been combined sewers (for storm and sanitary flow). Feasibility study to determine what purpose these sewers serve today and what improvements would be required to abandon the existing sewers. Private improvements at ground level on the backyard utility easements make access very difficult for maintenance or repair to these sewers.

Timeline

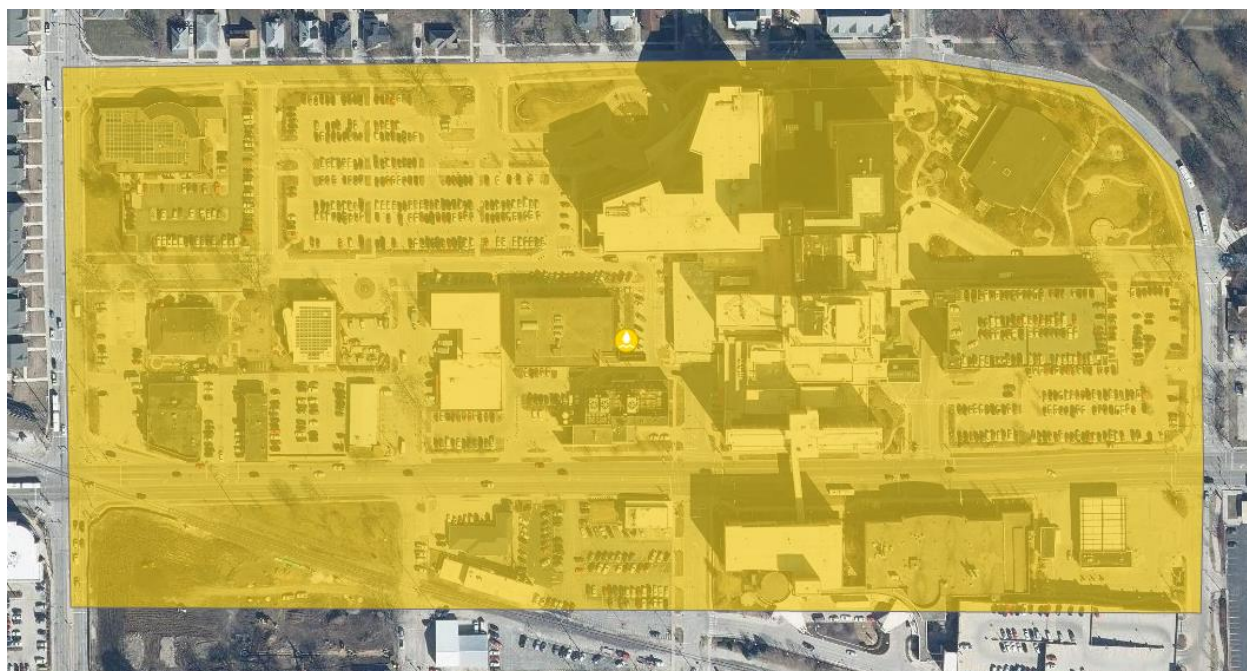
Study FY23-FY24.

Changes from Previous CIP

New project.

Carle Hospital Sanitary Sewer

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40513 - CARLE SANITARY SEWER	200 CR&I	-	713,000	-	-	-	-
	204 SAN	54,300	-	-	-	-	-
TOTAL		54,300	713,000	0	0	0	0



Description

Provide alternative route for public sanitary flow which currently passes under buildings in the Carle Foundation Hospital campus.

Location

Study area generally bounded by Lincoln Ave. to the west, Church St. to the north, McCullough St. to the east, and University Ave. to the south.

Purpose and Need

Public sewer lines located under or adjacent to private buildings presents a risk for high maintenance costs or property damage that the City seeks to mitigate by relocating the existing sewers.

Timeline

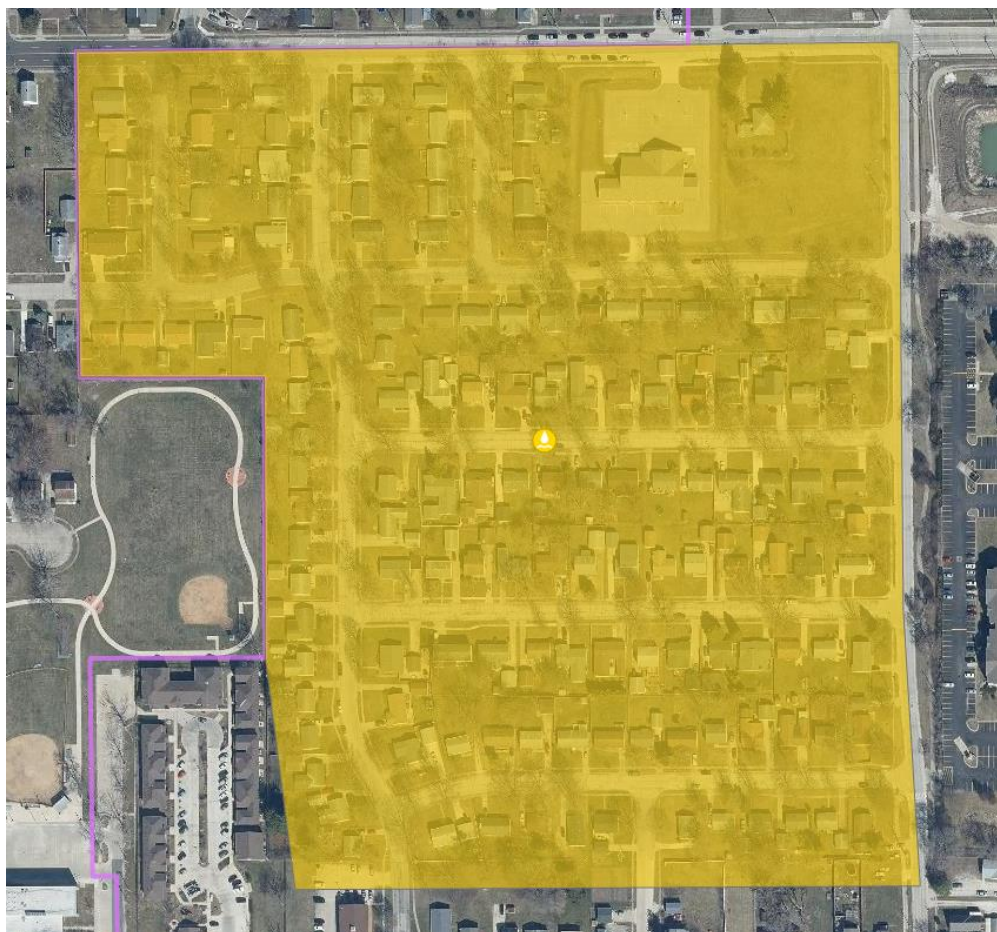
Study FY23, Design FY24, and Construction FY24-FY25.

Changes from Previous CIP

Project timeline extended.

Sanitary Sewer Lateral Lining

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
ARPA LATERAL LINING	ARP-24	-	130,000	1,166,000	-	-	-



Description

Cured in place pipe (CIPP) lining of existing, private sanitary sewer laterals.

Location

Dr. Ellis Subdivision, generally bounded by Bradley Ave. to the north, Goodwin Ave. to the east, Ellis Dr. to the south, and City Boundary to the west.

Purpose and Need

Rehabilitation of private sanitary sewer laterals with lining can be a reliable, cost effective, and proactive alternative to excavating and replacing a pipe after it has failed. Reduces risk of costly repairs borne by property owner, and improves efficiency of sanitary sewer network by reducing infiltration. Pilot program funded by American Rescue Plan (ARPA).

Timeline

Studies & Plans FY24, Construction FY25.

Changes from Previous CIP

New project.

200 - CAPITAL REPLACMT & IMPROV FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
REVENUE								
40132 - WRIGHT ST: CHURCH TO COLUMBIA	40132-OTHER	CITY OF CHAMPAIGN	-	-	25,000	275,000	-	-
40141 - TRAFFIC SIGNAL MAINTENANCE	40141-ST--	STATE REIMB. - LT & SIGN	15,000	15,000	15,000	15,000	15,000	15,000
40401 - BRIDGE MAINTENANCE PROJECTS	40401-OTHER	CITY OF CHAMPAIGN	-	-	30,000	-	-	-
40800 - CITY FACILITY IMPROVEMENT	40800-BONDS--	BOND PROCEEDS	-	12,000,000	-	-	-	-
	40800-MISC--	BONDS	-	-	-	-	-	-
49200 - FUND 200 - CIP	49200-INT--	INTEREST INCOME	85,000	35,000	35,700	36,414	36,414	36,414
	49200-GENTFR--	TRANSFERS FROM GENERAL FUND	854,270	2,375,627	2,601,896	3,228,953	2,456,821	2,485,526
TOTAL REVENUE			954,270	14,425,627	2,707,596	3,555,367	2,508,235	2,536,940
OPERATIONS								
40112 - PAVEMENT MANAGEMENT	40112-PLANNING--	PAVEMENT MANAGEMENT SYSTEM	19,820	180,000	20,000	20,000	20,000	20,000
	40112-STUDIES--	PAVEMENT CORE STUDIES	-	25,000	25,000	25,000	25,000	25,000
40120 - MISC. TRAFFIC STUDIES	40120-PLANNING--	MISC TRAFFIC STUDIES PLANNING	27,201	20,000	20,000	20,000	20,000	20,000
40181 - MISC. MATERIAL TESTING	40181-CONST--	MISC. MATERIAL TESTING	-	15,000	15,000	15,000	15,000	15,000
40908 - LANDFILL MANAGEMENT	40908-CONST--	LANDFILL MANAGEMENT	113,590	50,000	-	-	-	-
MAINTENANCE PROGRAMS								
40101 - SIDEWALK MAINTENANCE	40101-CONST--	SIDEWALK MAINTENANCE	122,427	150,000	150,000	150,000	150,000	150,000
40113 - BIKE LANES & SIDEPATHS	40113-CONST--	CONSTRUCTION	16,691	21,177	21,791	22,423	23,073	23,696
40141 - TRAFFIC SIGNAL & STREET LIGHT MAINTENANCE	40141-CONST--	TRAFFIC SIGNAL & STREET LIGHT MAINTENANCE	15,000	50,000	50,000	50,000	50,000	50,000
40160 - ANNUAL PAVEMENT MARKING PROGRAM	40160-CONST-CRI-	PAVEMENT MARKING	-	30,000	30,000	30,000	30,000	30,000
40401 - BRIDGE MAINTENANCE PROJECTS	40401-CONST-CRI-	BRIDGE MAINTENANCE	-	135,000	60,000	-	-	-
40604 - ANNUAL SIGNAL CR&I	40604-PLANNING--	PLANNING & CONSTRUCTION	88,125	41,000	246,000	198,000	62,000	110,000
40606 - ANNUAL STREET LIGHTING CR&I	40606-PLANNING--	PLANNING	79,500	-	-	-	-	-
TOTAL O&M EXPENSE			482,354	717,177	637,791	530,423	395,073	443,696

200 - CAPITAL REPLACMT & IMPROV FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
TOTAL REVENUE (PAGE 1)			954,270	14,425,627	2,707,596	3,555,367	2,508,235	2,536,940
TOTAL O&M EXPENSE (PAGE 1)			482,354	717,177	637,791	530,423	395,073	443,696
CAPITAL PROJECTS								
40102 - MCORE	40102-CONST-CIP-	CONSTRUCTION - CIP	626,281	-	-	-	-	-
40109 - WASHINGTON ST BRIDGE RECONSTRUCTION	40109-PLANNING--CRI	PLANNING & CONSTRUCTION	-	492,000	-	-	-	-
40121 - UNIVERSITY: WRIGHT - MAPLE	40121-CONST--	UNIVERSITY AVE CONSTRUCTION	97,896	-	-	-	-	-
40132 - WRIGHT ST: CHURCH TO COLUMBIA	40132-PLANNING	PLANNING & CONSTRUCTION	-	-	50,000	550,000	-	-
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	40162-CONST--	EQL CONSTRUCTION	150,997	1,849,003	200,000	800,000	-	-
40164 - FLORIDA AT JAMES CHERRY	40164-PLANNING-CRI	PLANNING & CONSTRUCTION	-	600,000	-	-	-	-
40172 - COUNTRY CLUB & PERKINS	40172-PLANNING	PLANNING & CONSTRUCTION	-	28,333	305,000	-	-	-
40182 - BROADWAY: ELM TO PARK	40182-PLANNING-CRI-	PLANNING & CONSTRUCTION	-	-	-	-	160,000	1,440,000
40513 - CARLE SANITARY SEWER	40414-PLANNING--CRI	PLANNING & CONSTRUCTION	-	713,000	-	-	-	-
40602 - CAMPUS LIGHTING IMPROVEMENT	40513-PLANNING--CRI	PLANNING	259	-	-	-	-	-
40800 - CITY FACILITY IMPROVEMENT	40800-STORAGE	STORAGE BUILDING	50,000	175,000	-	-	-	-
	40800-LOBBY	CITY BUILDING LOBBY RECONFG	1,139,000	245,000	-	-	-	-
	40800-SECURITY	SECURITY ENHANCEMENTS	4,973	215,027	-	-	-	-
	40800-ADA	ADA ENHANCEMENTS	-	90,000	-	-	-	-
	40800-CONST-FIREST-DESIGN	FIRE STATION DESIGN	550,000	300,000	-	-	-	-
	40800-CONST-FIREST	FIRE STATION CONSTRUCTION	-	7,470,000	-	-	-	-
	40800-PROPACQ-FIRESTA3	FIRE STATION 3 - LAND ACQUISITION	290,000	-	-	-	-	-
	40800-CONST-PUBWORKS	PUBLIC WORKS CAMPUS IMP	-	2,208,643	-	-	-	-
	40800-CONST-REHAB	GENERAL FACILITIES REHAB	151,252	165,786	170,738	175,690	180,785	186,209
	40800-PRINCIPAL--	DEBT SERVICE PAYMENTS	-	-	1,014,809	1,055,063	1,097,265	1,141,456
	40800-INTEREST--	INTEREST	-	-	465,007	424,428	382,225	338,335
TOTAL PROJECT EXPENSE			3,060,658	14,551,792	2,205,554	3,005,181	1,820,275	3,106,000
TOTAL EXPENSE			3,543,012	15,268,969	2,843,345	3,535,604	2,215,348	3,549,696
Net Revenue / (Expense)			(2,588,742)	(843,342)	(135,749)	19,763	292,887	(1,012,756)
Beginning Fund Balance			4,999,479	2,410,737	1,567,395	1,431,646	1,451,409	1,744,296
Ending Fund Balance			2,410,737	1,567,395	1,431,646	1,451,409	1,744,296	731,541

201 - STORMWATER UTILITY FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
REVENUE								
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	40414-EPA	EPA 319 Grant (NOTE 1)	-	64,800	-	-	-	-
49201 - FUND 201 - CIP	49201-FEE--	STORMWATER UTILITY FEE	1,744,237	1,707,089	1,732,695	1,758,685	1,785,066	1,811,842
	49201-INT--	INTEREST REVENUE	50,000	15,000	10,000	10,000	10,000	10,000
	49201-MISC	MISC REVENUE	17,414					
	49201-REIMB--	BONEYARD CREEK MAINT REIMB	10,000	150,000	10,000	10,000	10,000	10,000
TOTAL REVENUE			1,821,651	1,936,889	1,752,695	1,778,685	1,805,066	1,831,842
OPERATIONS								
40404 - STREAM AND RAIN GAUGE MONITORING	40404-OTHER--	STREAM AND RAIN GAUGE MONITOR.	15,400	19,853	20,429	21,021	21,631	22,215
40406 - MOSQUITO SURVELLIANCE/ABATEMENT	40406-OTHER--	MOSQUITO PROGRAM	32,711	28,506	29,333	30,183	31,059	31,898
40407 - DRAINAGE DISTRICT PAYMENTS	40407-OTHER--	DRAINAGE DISTRICT PAYMENTS	27,876	14,342	14,758	15,186	15,626	16,048
40408 - MS4 NPDES PERMIT FEE	40408-OTHER--	MS4 NPDES PERMIT FEE	1,000	1,000	1,000	1,000	1,000	1,000
40409 - PUBLIC EDUCATION & OUTREACH	40409-OTHER--	STORMWATER PUBLIC EDU OUTREACH	2,500	2,500	2,500	2,500	2,500	2,500
40410 - STORMWATER INCENTIVE PROGRAM	40410-OTHER--	STORMWATER INCENTIVE PROGRAM	5,000	5,000	5,000	5,000	5,000	5,000
40411 - HAZARD. SUMP PUMP DISCH. ABATEMENT	40411-OTHER--	HAZARDOUS SUMP PUMP	10,000	10,000	10,000	10,000	10,000	10,000
40412 - STORMWATER MANAGEMENT PLANNING	40412-PLANNING--	STORMWATER MANAGEMENT PLANNING	697,500	-	-	-	-	-
40413 - SUF BILLING COSTS	40413-OTHER--	SUF BILLING COSTS	52,340	53,858	55,420	57,027	58,681	60,266
49201 - FUND 201 - CIP	49201-52999	MISC EXPENSES	8,800	8,800	8,800	8,800	8,800	8,800
	49201-GENTFR--	TRANSFER TO GENERAL FUND	612,540	708,732	729,994	751,894	774,451	797,684
	49201-VERFTFR--	TRANSFER TO VERF	79,266	82,810	84,466	86,156	87,879	89,636
MAINTENANCE PROGRAMS								
40400 - STORMWATER SEWER MISC. REPAIRS	40400-CONST--	STORMWATER IMPROVEMENTS	238,258	250,000	260,000	270,400	281,216	292,465
40402 - STORM SEWER CLEANING & TELEVISIONING	40402-CONST--	STORM CLEANING & TELEVISIONING	-	400,000	416,000	432,640	449,946	467,943
40405 - BONEYARD CREEK MAINTENANCE	40405-CONST--	BONEYARD CREEK MAINTENANCE	80,981	54,054	25,000	25,000	25,000	25,000
CAPITAL PROJECTS								
40102 - M-CORE	40102-CONST-STWTR-	CONSTRUCTION - STORMSEWER	131,290	-	-	-	-	-
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	40414-CONST--	PLANNING & CONSTRUCTION	258,205	240,000	-	-	400,000	-
40416 - VINE STREET PUMP STATION	40416-CONST--	Vine Street PUMP	-	75,000	-	-	-	-
40417 - MAIN ST BRICK ARCH STORM SEWER RECONSTRUCTION	40417-PLANNING--	MAIN ST BRICK ARCH STORM SEWER RECONSTRUCTION	26,260	225,000	-	-	-	-
40418 - STORM SEWER LINING	40418-CONST--	STORM SEWER LINING	500,000	425,000	330,000	343,200	356,928	371,205
40419 - STORM SEWER ABANDONMENT STUDY	40419-PLANNING--	STORM SEWER ABANDONMENT STUDY	45,000	55,000	-	-	-	-
40420 - COLER AVE BRICK ARCH STORM SEWER STUDY	40420-PLANNING	COLER AVE BRICK ARCH STORM SEWER STUDY	-	50,000	-	-	-	-
TOTAL EXPENSE			2,824,927	2,709,455	1,992,700	2,060,006	2,529,716	2,201,660
NOTE:								
1.) GRANT FUNDING HAS NOT BEEN AWARDED. PROJECT CONTINGENT ON RECEIVING GRANT FUNDING.			Net Revenue / (Expense)	(1,003,276)	(772,566)	(240,005)	(281,321)	(724,650)
			Beginning Fund Balance	2,428,456	1,425,180	652,614	412,608	131,288
			Ending Fund Balance	1,425,180	652,614	412,608	131,288	(593,363)
								(963,180)

202 - LOCAL MOTOR FUEL TAX FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
REVENUE								
49202 - FUND 202 - CIP	49202-LOC--	LOCAL MFT	648,854	658,586	668,465	678,492	688,669	698,999
	49202-INT--	INVESTMENT INCOME	25,000	10,000	5,000	5,000	5,000	5,000
	49202-STDALLOW--	STANDARD ALLOWANCE	115,000	115,000	115,000	115,000	-	-
TOTAL REVENUE			788,854	783,586	788,465	798,492	693,669	703,999
MAINTENANCE PROGRAMS								
40108 - ANNUAL STREET PATCHING	40108-CONST-LMFT-	LMFT ANNUAL STREET MAINTENANCE	380,000	225,000	300,000	300,000	300,000	300,000
40114 - OIL & CHIP, SEAL, PRESERVATION	40114-CONST-LMFT-	LMFT O&C, SEAL, PRESERVATION	140,061	210,000	290,000	290,000	290,000	290,000
40159 - ANNUAL JOINT SEAL AND CRACK PROGRAM	40159-CONST-LMFT-	JOINT SEAL AND CRACK PROGRAM	123,716	210,000	190,000	190,000	190,000	190,000
40160 - ANNUAL PAVEMENT MARKING PROGRAM	40160-CONST-LMFT-	PAVEMENT MARKING	35,378	-	-	-	-	-
CAPITAL PROJECTS								
40107 - WINDSOR ROAD	40107-LEGAL--	WINDSOR ROAD LEGAL FEES	207,126	100,000	-	-	-	-
	40107-CONST--	WINDSOR ROAD CONSTRUCTION	410,783	-	-	-	-	-
	49202-PRINCIPAL--	WINDSOR RD RECON - PRINCIPAL	295,000	300,000	-	-	-	-
	49202-INTEREST--	WINDSOR RD RECON - INTEREST	10,966	3,750	-	-	-	-
40109 - WASHINGTON ST BRIDGE RECONSTRUCTION	40109-PLANNING--	WASHINGTON ST BRIDGE PLANNING	106,880	-	-	-	-	-
	40109-CONST--	WASHINGTON ST BRIDGE CONST	100,000	-	-	-	-	-
40124 - LINCOLN: WASCHER - KILLARNEY	40124-PLANNING-LMFT-	GRANT APPLICATION	45,000	-	-	-	-	-
40144 - LINCOLN & SPRINGFIELD	40144-PLANNING-LMFT-	STREET RESURFACE PLANNING LMFT	818	-	-	-	-	-
40148 - SAVANNAH GREEN: ALLEYS & SMITH RD	40148-CONST-LMFT-	CONSTRUCTION	1,803	-	-	-	-	-
40164 - FLORIDA AT JAMES CHERRY	40164-PLANNING-LMFT-	PLANNING	100,000	-	-	-	-	-
TOTAL EXPENSE			1,957,531	1,048,750	780,000	780,000	780,000	780,000
Net Revenue / (Expense)			(1,168,678)	(265,164)	8,465	18,492	(86,331)	(76,001)
Beginning Fund Balance			1,437,745	269,067	3,903	12,369	30,861	(55,470)
Ending Fund Balance			269,067	3,903	12,369	30,861	(55,470)	(131,470)

203 - MOTOR FUEL TAX FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
REVENUE								
40124 - LINCOLN: WASCHER - KILLARNEY	40124-STBG	STBG/STPU CUUATS	-	650,000	-	650,000	-	-
	40124-SS4A	SS4A GRANT (NOTE 1)	-	-	-	-	7,319,000	-
40129 - BAKERS LANE MULTI-USE PATH	40129-ITEP	ITEP	-	135,320	1,037,450	-	-	-
	40129-REBUILD	REBUILD	-	33,840	259,430	-	-	-
40135 - FLORIDA: WRIGHT - HILLCREST	40135-COVID--	COVID RELIEF SUPPLEMENT	-	238,013	-	-	-	-
	40135-STBG	STBG/STPU CUUATS	-	497,030	-	-	-	-
	40135-RAISE	RAISE GRANT (NOTE 1)	-	-	-	10,077,630	-	-
40137 - FLORIDA MULTI-USE PATH	40137-ITEP	ITEP	-	101,360	729,050	-	-	-
	40137-REBUILD	REBUILD	-	25,340	242,320	-	-	-
40149 - LINCOLN: GREEN - FLORIDA	40149- STBG	STBG/STPU CUUATS (NOTE 1)	-	-	-	-	-	5,920,000
49203 - FUND 203 - CIP	49203-ST--	STATE MFT ALLOTMENT	940,091	895,912	913,831	932,107	950,749	969,764
	49203-TRF--	STATE MFT TRF	728,720	732,984	747,644	762,597	777,849	793,406
	49203-REBUILDIL--	REBUILD ILLINOIS	453,090	-	-	-	-	-
	49203-INT--	2.5% INTEREST REVENUE	100,000	105,000	30,000	30,000	30,000	30,000
TOTAL REVENUE			2,221,901	3,414,799	3,959,725	12,452,334	9,077,598	7,713,170

OPERATIONS								
40171 - BRIDGE INSPECTION PROGRAM	40171-ENG--	BRIDGE INSPECTIONS	22,100	-	35,000	-	35,000	-
CAPITAL PROJECTS								
40102 - MCORE	40102-CONST-MFT-	CONSTRUCTION - MFT	699,384	-	-	-	-	-
40124 - LINCOLN: WASCHER - KILLARNEY	40124-PLANNING-SMFT-	PLANNING & CONSTRUCTION	-	813,000	-	813,000	9,149,000	-
40129 - BAKERS LANE MULTI-USE PATH	40129-PLANNING--	PLANNING & CONSTRUCTION	-	169,160	1,296,880	-	-	-
40133 - PHILO & COLORADO	40133-PLANNING--	PLANNING & CONSTRUCTION	131,689	1,760,000	1,540,000	-	-	-
40134 - SPRINGFIELD: WRIGHT TO MCCULL	40134-PLANNING--	PLANNING & CONSTRUCTION	70,000	1,390,000	-	-	-	-
40135 - FLORIDA: WRIGHT - HILLCREST	40135-PLANNING--	PLANNING & CONSTRUCTION	-	859,300	-	10,077,630	-	-
40137 - FLORIDA MULTI-USE PATH	40137-PLANNING--	PLANNING & CONSTRUCTION	-	126,700	971,370	-	-	-
40142 - RACE ST: WASHINGTON - CALIFORNIA	40142-PLANNING--	PLANNING & CONSTRUCTION	462,839	-	-	-	-	-
40144 - LINCOLN & SPRINGFIELD	40144-PLANNING-SMFT-	PLANNING & CONSTRUCTION	1,654,329	-	-	-	-	-
40148 - SAVANNAH GREEN ALLEYS	40148-PLANNING-MFT-	PLANNING & CONSTRUCTION	201,000	300,000	-	-	-	-
40149 - LINCOLN: GREEN - FLORIDA	40149-PLANNING--	PLANNING & CONSTRUCTION	-	200,000	-	750,000	-	8,150,000
40150 - WINDSOR: RACE TO WEST BOUNDARY	40150-PLANNING--	PLANNING & CONSTRUCTION	1,451,790	-	-	-	-	-
40165 - BROADWAY & COUNTRY CLUB RD	40165-PLANNING-MFT-	PLANNING & CONSTRUCTION	-	-	-	-	75,000	825,000
40167 - BONEYARD CREEK BRIDGE REPAIR	40167-PLANNING-MFT-	PLANNING & CONSTRUCTION	75,000	5,000	280,000	-	-	-
40168 - VINE AND ILLINOIS	40168-PLANNING-MFT-	PLANNING & CONSTRUCTION	-	-	210,000	1,890,000	-	-
TOTAL EXPENSE			4,768,132	5,623,160	4,333,250	13,530,630	9,259,000	8,975,000

NOTE:

1.) GRANT FUNDING HAS NOT BEEN
AWARDED. PROJECT CONTINGENT ON
RECEIVING GRANT FUNDING.

Net Revenue / (Expense)	(2,546,231)	(2,208,361)	(373,525)	(1,078,296)	(181,402)	(1,261,830)
Beginning Fund Balance	6,675,880	4,129,649	1,921,288	1,547,763	469,467	288,065
Ending Fund Balance	4,129,649	1,921,288	1,547,763	469,467	288,065	(973,765)

204 - SANITARY SEWER FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
REVENUE								
49204 - FUND 204 - CIP	49204-ARPTFR	TRANSFER FROM ARPA		130,000	1,166,000			
	49204-FEE--	SEWER BENEFIT FEE	1,472,068	1,553,032	1,576,327	1,599,972	1,623,972	1,648,331
	49204-INT--	INVESTMENT INCOME	30,000	21,000	15,000	15,000	15,000	15,000
	49204-REIMB--	UCSD REIMBURSEMENT	3,500					
TOTAL REVENUE			1,505,568	1,704,032	2,757,327	1,614,972	1,638,972	1,663,331
OPERATIONS								
40501 - SANITARY SEWER PRIVATE TO PUBLIC	40501-SVCS--	SAN. SEWER PRIVATE TO PUBLIC	25,000	25,000	25,000	25,000	25,000	25,000
40503 - SBF BILLING COSTS	40503-OTHER--	SBF BILLING COSTS	48,275	49,675	51,116	52,599	54,124	55,544
40504 - ILLEGAL CONNECTION REIMBURSEMENT	40504-OTHER--	ILLEGAL CONNECTION REIMBURSEME	4,000	4,000	4,000	4,000	4,000	4,000
40505 - SEWER LATERAL REIMBURSEMENT	40505-OTHER--	SEWER LATERAL REIMBURSEMENT	50,000	50,000	50,000	50,000	50,000	50,000
40506 - OVERHEAD SEWER REIMBURSEMENT	40506-OTHER--	OVERHEAD SEWER REIMBURSEMENT	10,500	10,500	10,500	10,500	10,500	10,500
40514 - SANITARY PLANNING AND GIS	40514-PLANNING--	GIS PLANNING SANITARY	240,000	-	-	-	-	-
40515 - PUBLIC SANITARY SEWER GAPS STUDY	40515-PLANNING--	SEWER GAPS STUDY	-	175,000	-	-	-	-
49204 - FUND 204 - CIP	49204-52999--	OTHER SERVICES	16,257	17,193	17,691	18,024	18,732	19,314
	49204-GENTFR--	TRANSFER TO GENERAL FUND	878,447	1,042,558	930,167	957,142	984,899	1,010,750
	49204-VERFTFR--	TRANSFER TO VERF	4,097	4,179	4,378	4,505	4,635	4,772
MAINTENANCE PROGRAMS								
40500 - SANITARY SEWER MISC. REPAIRS	40500-CONST--	SANITARY SEWER IMPROVEMENTS	225,869	250,000	260,000	270,400	281,216	292,465
40510 - SANITARY SEWER TELEVISIONING	40510-CONST--	SANITARY TELEVISIONING	-	240,000	249,600	259,584	269,967	280,766
CAPITAL PROJECTS								
40511 - SANITARY SEWER LINING	40511-CONST--	SANITARY SEWER LINING	200,000	320,000	240,000	249,600	259,584	269,967
40512 - SANITARY SEWER RECONSTRUCTION	40512-CONST--	SEWER RECONSTRUCTION	105,351	-	-	-	-	-
40513 - CARLE SANITARY SEWER	40513-PLANNING--	CARLE SANITARY PLANNING	52,100	-	-	-	-	-
	40513-CONST--	CARLE SANITARY CONSTRUCTION	2,200	-	-	-	-	-
ARPA LATERAL LINING	ARP-24	ARPA LATERAL LINING	-	130,000	1,166,000	-	-	-
TOTAL EXPENSE			1,862,096	2,318,105	3,008,452	1,901,354	1,962,657	2,023,078
Net Revenue / (Expense)			(356,528)	(614,073)	(251,125)	(286,382)	(323,686)	(359,746)
Beginning Fund Balance			1,523,361	1,166,833	552,760	301,635	15,253	(308,433)
Ending Fund Balance			1,166,833	552,760	301,635	15,253	(308,433)	(668,179)

331 - COMMUNITY DEV GRANTS FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
OPERATIONS								
40120 - CDBG TRAFFIC STUDIES	40120-PLANNING--	PLANNING	18,525	-	-	-	-	-
MAINTENANCE PROGRAMS								
40170 - CDBG SIDEWALKS	40170-PLANNING--	PLANNING & CONSTRUCTION	70,657	40,000	40,000	40,000	40,000	40,000
	40170-CONST--	CONSTRUCTION	373,612	160,000	160,000	160,000	160,000	160,000
CAPITAL PROJECTS								
40174 - CDBG STREET LIGHTING	40174-PLANNING	PLANNING	-	15,000	15,000	15,000	15,000	15,000
	40174-CONST	CONSTRUCTION	-	135,000	135,000	135,000	135,000	135,000
40800 - CITY FACILITY IMPROVEMENT	40800-CONST-DCEO	CONSTRUCTION	-	1,500,000	-	-	-	-
TOTAL EXPENSE			462,794	1,850,000	350,000	350,000	350,000	350,000

343 - TIF 4 (CUNNINGHAM AVE.) PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
OPERATIONS								
40176 - TIF 4 MISC. TRAFFIC STUDIES	40176-PLANNING	PLANNING	-	200,000	-	-	-	-
MAINTENANCE PROGRAMS								
40177 - TIF 4 SIDEWALKS	40177-PLANNING	PLANNING & CONSTRUCTION	-	300,000	300,000	300,000	-	-
40178 - TIF 4 STREET LIGHTING	40178-PLANNING	PLANNING & CONSTRUCTION	-	165,000	165,000	165,000	-	-
40179 - TIF 4 STREET PATCHING	40179-PLANNING	PLANNING & CONSTRUCTION	-	100,000	100,000	100,000	-	-
CAPITAL PROJECTS								
40172 - COUNTRY CLUB & PERKINS	40172-PLANNING-TIF4	PLANNING & CONSTRUCTION	-	56,667	610,000	-	-	-
40180 - TIF 4 INTERSECTION IMPROVEMENTS	40180-PLANNING	PLANNING & CONSTRUCTION	-	-	200,000	200,000	-	-
TOTAL EXPENSE			-	821,667	1,375,000	765,000	-	-

344 - CENTRAL TIF PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
CAPITAL PROJECTS								
40175 - CENTRAL TIF DOWNTOWN SIDEWALKS	40175-PLANNING-TIFC	PLANNING & CONSTRUCTION	-	100,000	-	-	-	-
40169 - BONEYARD CREEK LIGHTING	40169-PLANNING-TIFC-	PLANNING	48,950	9,000	-	-	-	-
	40169-CONST-TIFC-	CONSTRUCTION	-	150,000	-	-	-	-
TOTAL EXPENSE			48,950	259,000	-	-	-	-

500 - PARKING FUND

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
MAINTENANCE PROGRAMS								
40700 - PARKING GARAGE REHAB	40700-CONST	GARAGE REHAB/IMPROVEMENTS	20,000	50,000	-	-	-	-
CAPITAL PROJECTS								
40701 - METER INFRASTRUCTURE	40180-PLANNING	PLANNING & CONSTRUCTION	280,000	-	-	-	-	-
TOTAL EXPENSE			300,000	50,000	-	-	-	-



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

m e m o r a n d u m

TO: Diane Wolfe Marlin and City Council Members

FROM: Kimberly I. Smith, Community Development Services Director
Nicholas Hanson, Building Official

DATE: June 15, 2023

SUBJECT: A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS CONCERNING CERTIFIED HOUSING INSPECTIONS (Term of 2023 to 2026)

Background & Discussion

The Certified Housing program is a division of the University of Illinois Housing Department, under the Vice-Chancellor of Student Affairs. The goal of the University's Certified Housing Program is to provide safe, healthy, and educationally beneficial housing for single undergraduate students. Each facility must comply with all City and Public Health standards including electrical, plumbing, fire safety, and food sanitation and security regulations.

Since the late 1950's the City of Urbana Building Safety Division has completed annual inspections to certify that certain private student housing complies with University Certified Housing Standards, the City's Model Codes Adopting Ordinance and the City's Zoning Ordinance.

To ensure compliance with City of Urbana codes, Building Safety Division Housing Inspectors annually inspect privately owned buildings in west Urbana that comprise the Certified Housing stock. After all code violations are addressed, staff re-inspects to verify full compliance. Initial inspections begin in September and are typically completed by the end of the month.

The follow-up inspections are usually completed by the end of October each year. In some cases extensions are granted to have all needed work completed by the final inspection date of January 15. This allows time for work to be completed over the holiday break (when students are absent) and to schedule the final inspections. Final payment under the agreement occurs by the end of February each year.

The City sends the invoice in January with the payment due date of February 28 annually. The attached agreement covers July 1, 2023 through June 30, 2026. City staff began negotiations in April 2023 and came terms for a three year agreement as outlined in the attached.

Fiscal Impacts

Approval of the Resolution will mean that the University will compensate the City for the services provided as outlined in the attached agreement.

Options

The City Council has the following options:

1. Forward the Resolution approving execution of the agreement to City Council on the consent agenda.
2. Approve the Resolution, with certain specified modifications.
3. Do not approve the Resolution and provide further direction to staff.

Recommendation

Staff recommends that the City Council approve the proposed Resolution.

AN AGREEMENT BETWEEN
THE CITY OF URBANA
AND THE UNIVERSITY OF ILLINOIS
CONCERNING CERTIFIED HOUSING INSPECTIONS

THIS AGREEMENT, made upon the date of final, executing signature between the City of Urbana, Illinois, a municipal corporation of the State of Illinois, hereinafter referred to as the "City" and the Board of Trustees of the University of Illinois, a public corporation of the State of Illinois, hereinafter referred to as the "University."

WITNESSETH:

WHEREAS, the University maintains an agreement with property owners and/or management companies of privately owned buildings designated by the University as Private Certified Housing; and

WHEREAS, the City has established minimal standards for the interior and exterior conditions of a private property within the city limits including fire safety, interior occupancy standards, and exterior maintenance requirements; and

WHEREAS, the University and the City agree that it would be in their best interest to develop a program which would assure the annual inspection of Private Certified Housing facilities with respect to all applicable City codes and the University certified housing standards, last revised January 2016 (the "University Certified Housing Standards").

NOW THEREFORE, in consideration of the preceding and the following premises, it is mutually agreed by the City and the University as follows:

1. Term. The initial term of this Agreement shall be from July 1, 2022 to June 30, 2023 unless terminated or extended as permitted herein.
2. Renewal. The Parties shall have the option to renew this Agreement for one additional three-year terms with annual costs to be determined at the time of renewal by mutual agreement and subject to Section 3 below. Such negotiations for renewal must be completed no later than sixty (60) days prior to the end of the current term.
3. Payment. The University shall pay to the City, for the initial term of this Agreement, the sums as listed below. Thereafter any cost increase for an annual term shall not exceed 3.0%.

Term	Amount	Due Date
July 1, 2023 – June 30, 2024	\$19,000.00	February 28, 2024
July 1, 2024 – June 30, 2025	\$19,570.00	February 28, 2025
July 1, 2025 -June 30, 2026	\$20,157.00	February 28, 2026

4. Inspection Services Provided. For and in consideration of the payments provided for in Section 3 above, the City agrees that it will perform the following services within the corporate limits of the City of Urbana.

- a. **New Units.** At the written request of the University, the City will perform, within a reasonable time of such request, an initial inspection of any building whose owner seeks to secure certified student housing designation from the University. Such inspection shall consist of an inspection to determine compliance with applicable City codes and the University Certified Housing Standards. The City shall complete a written report as to the results of such inspection.
- b. **Annual Inspection.** The City shall inspect all privately owned University certified student housing between August 15th and December 31st (barring those facilities that have received reasonable extensions for compliance) of each year that this agreement is in effect. The University shall provide to the City a list of such housing units prior to July 1st of each year that this Agreement is in effect.

Such inspection shall consist of an inspection to determine compliance with applicable City codes and the University Certified Housing Standards. A written report with results will be transmitted to the University's Housing Information Office within three (3) business days of the inspection. Additionally, the City shall perform such follow-up inspections as is customary in its ordinary procedures to obtain reasonable compliance with its remedial orders. The City shall prepare a written report as to the results of all reinspections within five (5) business days of the first reinspection and within three (3) business days of any subsequent reinspections.

The city's customary and ordinary procedures consist of (a) an initial inspection, (b) a reinspection for compliance, (c) if needed, a reasonable extension for compliance, and (d) a final inspection. Written reports will be transmitted to the University's Housing Information Office following each inspection. If the property is not in compliance with City Codes and the University's Certified Housing Standards at the conclusion of this process, the City will provide a report to the University's Housing Information Office of remaining deficiencies and may initiate legal enforcement options to gain compliance.

- c. **Special Requests.** A reasonable number of inspections for fire safety on special occasions, such as Homecoming or Christmas parties, shall be performed by the City upon written request by the University. Such a request shall be made at least thirty (30) calendar days prior to the desired date for such an inspection, though the City may agree to performance of such an inspection with less notice.
 - d. **Limited Inspection of Food Service Areas.** The City will inspect the food service areas of private certified housing facilities for conformance with only the City's Property Maintenance Code.
 - e. **Nuisance Properties.** Nothing contained herein prevents the City from enforcing applicable ordinances and/or collecting fines/payment against properties and property owner(s) in the same manner as the City enforces Property Maintenance Code violations with non-certified housing rental property. The University shall not be responsible or liable for such ordinance violations, fines/costs, or for the collection of the same.
5. **Enforcement.** The University shall supply annually the names, mailing addresses, and phone numbers of Private Certified Housing owners/operators, house counselor, and corporate board president. The University shall require Private Certified Housing owners/operators and house

counselors to cooperate with the City to schedule and conduct inspections and reinspections. It is understood that an inspection will not be performed unless the property owner, operator, or house counselor is available to accompany an inspector during an inspection or reinspection. The City shall report a failure to comply by a property owner/operator to the University, which may result in immediate decertification at the University's option.

6. Reporting. The City shall inform the University of any and all violations of the City codes or the University Housing Standards which are found to exist in any certified housing structure for which the inspection has been performed. Following each and every inspection, written notification will be sent to property owners/operators and the Housing Information Office. The City will inform the Housing Information Office if a property owner/operator or representative fails to abate violations within the time frame that may be specified by the City or any extension thereof. Extensions granted by the City shall not extend beyond December 31st of any year without joint approval by both the City and the University.
7. **Construction.** Nothing in this Agreement shall be construed to abrogate or reduce in whole or in the application of the applicable provisions of the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10 /1 · IOI et seq.).
8. **Notices.** All written notices required hereunder shall be deemed given when sent via the United States mail, postage prepaid to:

CITY	UNIVERSITY
Community Development Services Department 400 S. Vine Street Urbana, IL 61801	Office of the Vice Chancellor for Student Affairs Swanlund Administration Building 601 East John Street Champaign, IL 61820

IN WITNESS WHEREOF, the parties hereunto set their hand this day and year first above written.

CITY OF Urbana, ILLINOIS, A Municipal Corporation	THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS
--	--

--	--

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH
THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS CONCERNING
CERTIFIED HOUSING INSPECTIONS
(Term of 2023 to 2026)**

WHEREAS, the City of Urbana (the “City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Resolution constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; enable the City to enter into intergovernmental agreements with other units of government including The Board of Trustees of the University of Illinois (the “University”); and

WHEREAS, in past years the City and the University have entered into intergovernmental agreements whereby the City agreed to conduct annual inspections of Private Certified Housing facilities with respect to all applicable City codes and University certified housing standards; and

WHEREAS, the City and the University seek to renew their Agreement Concerning Certified Housing Inspections; and

WHEREAS, the City Council finds that the best interests of the City are served by approving an intergovernmental agreement between the City of Urbana and the Board of Trustees of the University of Illinois for annual inspections of private certified student housing facilities in substantially the form of the exhibit appended hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Urbana, Illinois, as follows:

Section 1. An Agreement between the City of Urbana and the University of Illinois Concerning Certified Housing Inspections, in substantially the form of the exhibit attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. The Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Agreement in substantially the form of the exhibit appended hereto as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED BY THE CITY COUNCIL this ____ day of June, 2023.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of June, 2023.

Diane Wolfe Marlin, Mayor



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Kimberly Smith, Community Development Services Director
Marcus Ricci, AICP, Planner II

DATE: June 15, 2023

SUBJECT: **ZBA-2023-MAJ-01:** A request by Andrew Fell, on behalf of Jim Planey, to increase the maximum total access drive width to 21 feet (54% of the lot width), at 410 West California Avenue, in the R-2, Single-Family Residential Zoning District.

Introduction

Andrew Fell, on behalf of Jim Planey, requests a major variance to increase the maximum total width of an access drive from 17 feet (45 percent of the lot width) to 21 feet (54 percent of the lot width), at 410 West California Avenue, in the R-2, Single-Family Residential, zoning district. This requires a major variance.¹

At its May 17, 2023, meeting, the Zoning Board of Appeals recommended, with three ayes and one nay, that City Council APPROVE the request. Staff recommends that City Council DENY the request.

Background

The lot at 410 West California Avenue is 39.2 feet wide, which is 20.8 feet narrower than currently required by the Zoning Ordinance. The applicant would like to build a new house with a two-car garage, with an access drive off California Avenue. They would like the access drive to be wider than the Zoning Ordinance allows. The lot currently has a shared access drive off California Avenue and access off an alley on the north side of the property.

More background and site details are available in the Staff Report in Council Exhibit A.

Summary of Findings

The Zoning Board of Appeals found that the request would not cause a nuisance to adjacent property owners. Staff concurs that the variance would not cause a nuisance to adjacent property owners, but found that three of the other criteria weigh against the request, and that the two remaining criteria weigh neutrally or against the request.

Staff provided the owner with at least four alternative options that would meet their needs without requiring this variance. The owner elected to seek the variance instead.

¹ Urbana Zoning Ordinance, Section VIII-4.F.1 – Access drive width limited to 45% of a lot's width; in this case, 17.6 feet of access drive for the 39.2-foot-wide lot.

Full staff findings are available in the Staff Report in Council Exhibit A and the public hearing minutes are available in Exhibit C.

Public Input

Staff published a legal notice in *The News-Gazette* to notify the public of the request and public hearing. Staff also sent letters to 46 neighboring property owners, and posted a public hearing sign on the property. Staff received three letters of support and one letter against the requested variance (see Staff Report and Council Exhibit B).

Board Vote and Recommendation

On May 17, 2023, the Zoning Board of Appeals voted with three ayes and one nay to recommend **APPROVAL** of the requested major variance to City Council based on the finding that the request generally met the variance criteria.

Staff recommends that City Council **DENY** major variance request ZBA-2023-MAJ-01, based on the findings outlined in the Staff Report.

If City Council concurs with the Zoning Board of Appeals, they should approve the attached ordinance. If they concur with Staff, they should deny the ordinance.

Attachments: Draft Ordinance
 Council Exhibit A: 5/17/2023 ZBA Meeting Staff Report, including Exhibits
 Council Exhibit B: Additional Public Comments
 Council Exhibit C: DRAFT 5/17/2023 ZBA Meeting Minutes

cc: Andrew Fell, Applicant and Architect
 Jim Planey (410 West California Avenue, LLC), Owner



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Zoning Board of Appeals

FROM: Marcus Ricci, AICP, Planner II

DATE: May 12, 2023

SUBJECT: **ZBA-2023-MAJ-01:** A request by Andrew Fell, on behalf of Jim Planey, to increase the maximum total access drive width to 21 feet (54% of the lot width), at 410 West California Avenue, in the R-2, Single-Family Residential Zoning District.

ZBA-2023-MIN-02: A request by Andrew Fell, on behalf of Jim Planey, to reduce both required side yards to 3 feet, nine inches (3.75 feet, or 25%), at 410 West California Avenue, in the R-2, Single-Family Residential Zoning District.

Introduction

On behalf of Jim Planey (410 West California Avenue, LLC), Andrew Fell requests a major variance to increase the maximum total access drive width to 21 feet, and a minor variance to reduce both required side yards to 3 feet, nine inches, at 410 West California Avenue in the R-2, Single-Family Residential, zoning district. This would allow construction of a larger home with a front-facing, two-car garage and access drive onto West California Avenue.

The Urbana Zoning Ordinance limits total access drive width to 45% of a lot's width; in this case, 17.6 feet of access drive for the 39.2-foot-wide lot. Increasing the access drive width from 45% to 54% of the lot width requires a major variance. The applicant also wants the new house to be up to 31.7 feet wide, with east and west side yards of 3.75 feet. The Urbana Zoning Ordinance requires minimum side yards of 5 feet; the proposed 25% yard reduction requires a minor variance.¹

Staff recommends denial of the variance requests, as they do not satisfy the variance criteria.

The Zoning Board of Appeals must review the variance applications and hold a public hearing. The Board may approve, approve with conditions, or deny either or both of the requests; if denied, reasons based on the relevant criteria should be provided.

Background

The owners of 410 West California Avenue ("410") purchased the property in 2022. The existing two-story house on the lot does not have a garage. The owners want to build a house with a two-car garage (see Exhibit D – Application – Plans). The requested major variance would allow them to access the full width of the proposed two-car garage from the street, which is in better condition and easier to navigate than the one-lane alley at the rear of the property. The requested minor variance would allow them to build a wider house.

¹ Urbana Zoning Ordinance, Sections VIII-4.F.1 – Access drives; Table VI-3 – Development Regulations.

Description of Site and Area

The property is 3,890 square feet in area and is located on the north side of West California Avenue, between South McCullough Street and Birch Street (see Exhibit A). The property and adjacent properties are all zoned R-2, Single-Family Residential. Table 1 below identifies the current zoning and the existing and future land uses of the site and surrounding properties (see Exhibits B and C).

Table 1. Zoning and Land Use

Location	Zoning	Existing Land Use	Future Land Use
Site	R-2, Single-Family Residential	Single-Family Residential	Residential
North	R-2, Single-Family Residential	Single-Family Residential	Residential
South	R-2, Single-Family Residential	Single-Family Residential	Residential
East	R-2, Single-Family Residential	Single-Family Residential	Residential
West	R-2, Single-Family Residential	Single-Family Residential	Residential

Discussion

The original 1853 plat created equal-sized lots that were 57.9 feet wide by 115.6 feet deep, six lots wide, between North Street (now McCullough Street) and Brown Street (now Birch Street) and north-south and east-west alleys creating four quadrants of three lots each (see Exhibit E – Plat of James S. Busey's Addition, 1853). Sometime later, the north-south alley was vacated, adding six feet each to Lots 9 and 10. The one-and-a-half-story house at 410 West California Avenue was built in 1928. It is approximately 1,800 square feet. A 1940 aerial showed that the residents shared a two-car garage with the residents of 408 West California Avenue. In 1942, the two neighbors signed an access easement to create a six-foot-wide shared driveway north to the garage; three feet on each side of the shared property line (see Exhibit D – Application – Easement).

The first-ever 1940 Urbana Zoning Ordinance required a minimum lot frontage of forty feet: the lots created by the original 1853 plat met this requirement. Sometime after the plat was recorded, the then-owners of 410 (Lot 8) gave 28.7 feet width of their lot to the owners of 412 (Lot 7), increasing 412's lot width to 86.6 feet, and reducing 410's lot width to 29.2 feet wide. Similarly, 408 West California Avenue ("408", Lot 6) apparently transferred some lot width to 410, bringing 410 up to its current 39.2-foot lot width. This was most likely done after the houses at 412 and 410 were built, allowing 412 to have a larger lot while not hampering the use of the narrow 26-foot wide house at 410.²

If these land transfers occurred before 1940, they would not have been in violation of any zoning regulations; subsequent zoning would then have made the 410 (Lot 8) legally non-conforming. If the land transfers occurred after 1940, they would have been in violation of the City's zoning ordinance. Without regard to the timing, the transfers narrowed 410's width to 1.3 feet below the later-required 40-foot lot width, making it legally non-conforming. The zoning ordinance now requires a minimum lot width of 60 feet and minimum side yards of 5 feet.

² Staff could find no records of these mid-century transactions, which is not surprising; at the time, the City did not have a subdivision ordinance, and property owners often simply recorded replats of lots directly with the County Recorder, and without the City's knowledge.

City Planning staff recommended several alternatives to the owner and applicant prior to their submission of the application that would have required no variance or a lesser variance.

- Option 1: The owner could request to purchase additional lot frontage from the owner of 412 West California, James Planey, the owner's son: this would increase the lot width of 410 West California and allow both a wider building footprint and a wider access drive, and require neither side yard nor access drive variances.
- Option 2: The owner could build a narrower second access drive to the proposed street-loading garage, up to 14.6 feet wide, which could even be widened to the desired 18-foot width if it extended past the 15 foot required front yard: this would require no access drive variance.
- Option 3: The owner could build a detached garage accessed directly from the alley, or an attached or detached garage accessed from the shared access drive: this would require no access drive variance.
- Option 4: The owner could build a narrower and/or deeper house rather than a substantially wider house. The current house is 26.2 feet wide; they could build it three feet wider without any variance. If they needed to build it still larger, they could extend it towards the rear of the lot without any side yard variance, or with a variance of a lower amount.

The applicant's and owner's justifications for the variance are three-fold: the narrowness of the lot; that the City allowed the narrowness of the lot to be created; and that the maximum access drive width should be based on a set width rather than on a percentage of lot width, which penalizes narrow lots.

While the lot is narrower than most, there is no evidence that the City approved the reduction: the land transfers happened decades before the City had a zoning ordinance, subdivision code, or planning and zoning staff. Also, access drives do have stated width requirements of a minimum of 9 feet and a maximum of 35 feet: the lot width percentage maximum is to prevent access drives from dominating the lot frontage, which affects a neighborhood's character. In the end, property owners are responsible for understanding and complying with the regulations that apply to their property: the owner purchased the property and only then inquired how it could be developed.

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The Zoning Board of Appeals must first determine, based on the evidence presented, whether there are special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance. This criterion is intended to serve as a minimum threshold that must be met before a variance request may be evaluated.

The following is a review of the criteria outlined in the ordinance, followed by staff analysis:

1. *Are there any special circumstances or practical difficulties with reference to the parcel concerned, in carrying out the strict application of the zoning ordinance?*

The practical difficulty in this case is the narrowness of the lot: it is 39.2 feet wide, which is narrower than most city lots, including those in older neighborhoods. Coupled with the required five-foot side yards, this leaves a 29-foot wide buildable footprint, which, although it may be smaller than modern standards, is not unreasonably narrow.

The applicant states that the variances should be granted because the narrowness of the lot limits access drive geometry and available buildable width, and that this reduction from the original lot width was allowed by the City. Staff find that the narrow lot – which happened prior to City review of such transactions – is not a significant practical difficulty as it still allows a house to be built with access. In addition, the lot already has an access drive and has access off the rear alley. Staff also provided the owner with at least four options they could pursue that would allow them to meet their needs without requiring variances. These reasons should weigh against granting either the major access drive or minor side yard variances.

2. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof, which is not generally applicable to other lands or structures in the same district.*

The applicant states that the requests are not a special privilege because the narrowness of the lot is not generally applicable to other nearby lots: the lot is 39.2-foot wide; the next wider lots are 45 feet (505 Birch Street) and 53.9 feet (410 West California Avenue). Regarding the minor side yard variance, they contend that the narrowness of the lot requires a building footprint larger than the available 29.2 feet, especially given that a two-car garage is typically 24-feet wide. Regarding the major access drive variance, they state that a street-loading attached garage is a better solution than either an attached or detached garage accessed from the alley or the shared access drive.

Staff find that the request may not be considered a special privilege as the lot is narrower than any nearby lot. However, the variances are not necessary to build a reasonably-sized house – the lot width would allow a house three feet wider than the current one – with adequate vehicular access, weighing neutrally or against granting either the major access drive or minor side yard variances.

3. *The variance requested is not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The applicant states that the variances should be granted because the owner did not create the situation or condition, that the situation was created by the “city allowing a lot that is very much too narrow to be platted in the first place, and not allowing for compensation within the Zoning Ordinance.”

Staff agree that the owner did not create the narrow lot, but that condition was in place for decades before they purchased the property. This should weigh neutrally or against granting either the major access drive or minor side yard variances.

4. *The variance will not alter the essential character of the neighborhood.*

The applicant states that granting the variances will “have virtually no impact on the neighborhood” and that it will mitigate some conditions by reducing on-street parking and creating newer, more appropriate housing stock.

The neighborhood is characterized by houses that face the street, narrow driveways (often shared between neighboring properties), street parking, and garages behind houses (often accessed from an alley). These elements define the character of the neighborhood. The proposed variances would go against every one of these character-defining traits of the neighborhood: it would place a two-car garage facing the street, with the house hidden behind it; it would remove street parking; and it

would add a wide driveway that would make walking less pleasant in a neighborhood known for “walkability.”

Staff find that this deviation from the character of the neighborhood should weigh heavily against granting the major access drive variance and neutrally for granting the minor side yard variances.

5. *The variance will not cause a nuisance to the adjacent property.*

The applicant states that granting the access drive variance would reduce the nuisance to the neighbors at 408 because the proposed garage would reduce the use of the shared access drive by residents and guests of 410, reducing the likelihood that vehicles would be blocking the shared access drive.

Staff find that the requested variances would not cause a nuisance to the adjacent property, weighing in favor of granting the major access drive and minor side yard variances.

6. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The applicant states that the variance requests are the minimum deviations necessary “to produce an economically viable project,” and have considered other alternatives.

Staff find that there are several alternatives that would comply with the Zoning Ordinance, requiring no variances: purchasing additional lot width (no variances); building a deeper house (no side yard variances); building an alley-loading detached garage, a side-loading garage accessed from the shared access drive, or a street-loading garage with a narrower access drive (no access drive variance). This should weigh against granting either the major access drive or the minor side yard variances.

Staff would also like to note that “economic viability” of a project is not one of the criteria to consider when granting variances.

Overall, staff find that three criteria weigh against granting the major access drive variance, two criteria weigh neutrally or against, and one weighs in favor. Staff find that two criteria weigh against granting the minor side yard variance, two weigh neutrally or against, one weighs neutrally, and one weighs in favor.

Public Input

Staff published a legal ad in *The News-Gazette* to notify the public of the request and public hearing fifteen days prior to the Zoning Board of Appeals meeting. Staff also sent letters to 46 neighboring property owners (within 250 feet of the subject property), notifying them of the request, and posted a public hearing sign on the property. Staff received two comments of support for the requested variances (Exhibit F – Public Comments).

Summary of Findings

1. On behalf of Jim Planey (410 West California Avenue, LLC), Andrew Fell requests a major variance to increase the maximum total access drive width to 21 feet, and a minor variance to reduce both required side yards to 3 feet, nine inches, to allow construction of a larger home with a front-facing, two-car garage and street-loading access drive at 410 West California

Avenue in the R-2, Single-Family Residential, zoning district.

2. The side yard variance allows for a larger house on a lot which has the practical difficulty that it is narrower than any nearby lot. The access drive variance allows for the preferred solution of a street-accessed two-car garage, rather than a garage accessed from the alley or from the shared access drive. The applicant states that the lot narrowness, and their belief that the City permitted the narrowing, is a special circumstance not applicable to other lands, and therefore is not a special privilege. Staff find that, due to the lot narrowness, the variances may not be a special privilege. However, the narrow lot is still buildable and provides adequate vehicular access and, therefore, the variances are not necessary to build a house with adequate access.
3. The applicant states that the City should grant the variances because the City created the situation when it permitted the lot to be narrowed below the minimum width. Staff find that the owner, although they did not create the situation, is responsible for knowing the regulations pertaining to their property.
4. The applicant states that the variances would not alter the essential character of the neighborhood. Staff find that this very walkable neighborhood is characterized by houses facing the street, street parking, and garages behind the houses, and that replacing such a house with one that puts the two-car garage at the street face with the house hidden behind –which would also eliminate street parking spaces – would negatively alter the essential character of the neighborhood.
5. The requested variances would not create a nuisance to the adjacent property.
6. The applicant states that the variances are the minimum deviations possible from the Zoning Ordinance to build an “economically viable project.” Staff find that there are several alternatives that would allow construction of a reasonably-sized house with access without the required variances, and also note that “economic viability” is not one of the criteria to be considered when granting variances.

Options

The Zoning Board of Appeals has the following options in Case No. ZBA-2023-MAJ-01 – Access drive width:

1. Approve the variance as requested based on the findings outlined in this memo;
2. Approve the variance with certain terms and conditions, and if so, articulate all terms, conditions, and findings; or
3. Deny the variance request, and if so, articulate findings supporting the denial.

The Zoning Board of Appeals has the following options in Case No. ZBA-2023-MIN-02 – Side yard depth:

4. Approve the variance as requested based on the findings outlined in this memo;
5. Approve the variance with certain terms and conditions, and if so, articulate all terms, conditions, and findings; or
6. Deny the variance request, and if so, articulate findings supporting the denial.

Recommendation

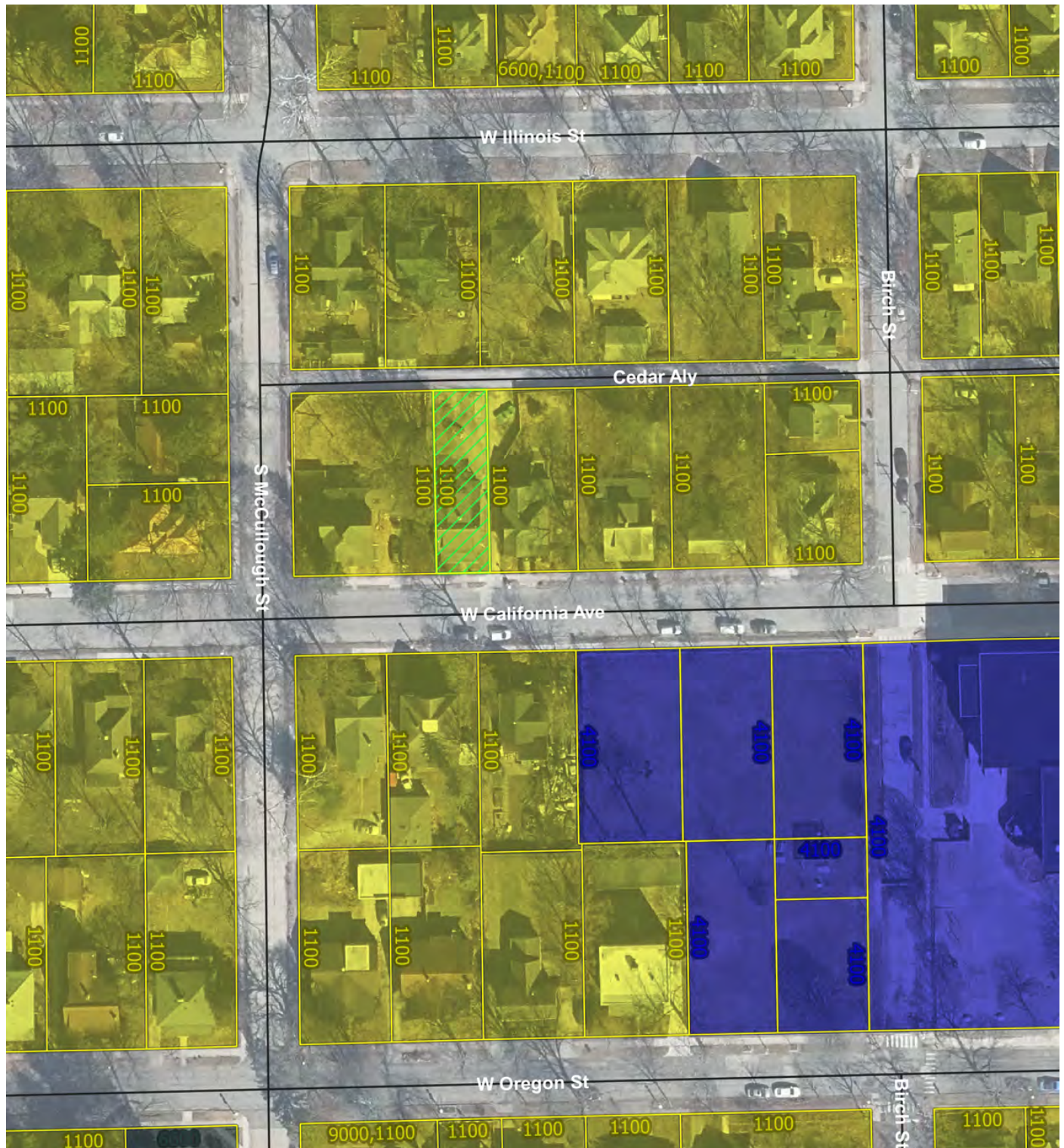
Staff recommends that the Zoning Board of Appeals **DENY** major variance request ZBA-2023-MAJ-01 – Access drive width, based on the findings that the owner should have determined that the lot width would not permit a wider access drive under current regulations, and that there are alternatives that are lesser deviations from the Zoning Ordinance.

Staff recommends that the Zoning Board of Appeals **DENY** minor variance request ZBA-2023-MIN-02 – Side yard depth, based on the findings that the owner should have determined that the lot width would not permit a wider house under current regulations, and that there are alternatives that are lesser deviations from the Zoning Ordinance.

Attachments: Exhibit A: Location Map
 Exhibit B: Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Variance Application, with Plans and Access Agreement
 Exhibit E: Plat of James S. Busey's Addition, dated 1853
 Exhibit F: Public Comments
 Exhibit G: Photos

cc: Andrew Fell, Applicant and Architect
 Jim Planey (410 West California Avenue, LLC), Owner

Exhibit A - Location & Land Use



Case: ZBA-2023-MAJ-01 & ZBA-2023-MIN-02


Subject: Major Variance - Access Drive Width
& Minor Variance - Side Yards

Location: 410 West California Avenue

Applicant: Andrew Fell, on behalf of Jim Blaney
(410 W California LLC)

 Site

 Residential

 Social, institutional, or infrastructure-related

0 75 150 225 ft

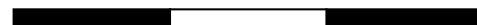


Exhibit B - Current Zoning



Case: ZBA-2023-MAJ-01 & ZBA-2023-MIN-02
 Subject: Major Variance - Access Drive Width
 & Minor Variance - Side Yards
 Location: 410 West California Avenue
 Applicant: Andrew Fell, on behalf of Jim Planey
 (410 W California LLC)



0 75 150 225 ft

Exhibit C - Future Land Use

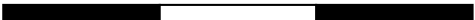


Case: ZBA-2023-MAJ-01 & ZBA-2023-MIN-02
 Subject: Major Variance - Access Drive Width
 & Minor Variance - Side Yards
 Location: 410 West California Avenue
 Applicant: Andrew Fell, on behalf of Jim Planey
 (410 W California LLC)

 Site



0 75 150 225 ft



A horizontal scale bar with markings for 0, 75, 150, and 225 feet.



Application for Variance

ZONING BOARD OF APPEALS

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaindiana.us/fees> for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 03-31-2023 ZBA Case No. ZBA-2023-MAJ-01 ✓
Fee Paid - Check No. 8205 Amount \$200.00 Date ZBA-2023-MIN-02
03-31-2023

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following variation (*Describe the extent of the Variation Requested*)
1) driveway percentage of lot width (Major Variance), 2) reduce the side yard setbacks to 3.75' (25% reduction = Minor Variance) on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Andrew Fell** Phone: **217-363-2890**
Address (street/city/state/zip code): **515 North Hickory, Suite 101, Champaign, IL 61820**
Email Address: **permits@andrewfell.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Architect**

2. OWNER INFORMATION

Name of Owner(s): **410 West California LLC - Jim planey** Phone: **847-612-4135**
Address (street/city/state/zip code): **412 West California Ave, Urbana, Illinois 61801**
Email Address: **jplaney@lee-associates.com**

Is this property owned by a Land Trust? ☒ Yes ☐ No
If yes, please attach a list of all individuals holding an interest in said Trust.

Owner is an LLC, not a Land Trust. - MR

3. PROPERTY INFORMATION

Location of Subject Site: **410 West California Avenue**
PIN # of Location: **92-21-17-178-008**
Lot Size: **38.725' x 115.5' = 3889.86 s.f.**

Current Zoning Designation: R-2

Current Land Use (*vacant, residence, grocery, factory, etc*): Rental property - house

Proposed Land Use: Single Family House - Owner occupied

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

See attached

4. CONSULTANT INFORMATION

Name of Architect(s): Andrew Fell Architecture and Design

Phone:

Address (*street/city/state/zip code*): 515 North Hickory, Suite 101, Champaign, Illinois 61820

Email Address: permits@andrewfell.com

Name of Engineers(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): Precision engineering - Merle Ingersoll

Phone: 217-202-8049

Address (*street/city/state/zip code*): P. O. Box 784, Champaign, IL 61824

Email Address:

Name of Professional Site Planner(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

Very narrow site limits driveway geometry and buildable width available.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

See Attached

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

See Attached

Explain why the variance will not alter the essential character of the neighborhood.

See Attached

Explain why the variance will not cause a nuisance to adjacent property.

See Attached

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

See Attached

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

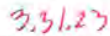
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature



Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Legal Description

410 west California Avenue
Urbana, Illinois 61801

The East Half of Lot 8 and all of Lot 9 of a subdivision of Outlots 1, 2, 4, and 5 of James S. Busey's Addition of Outlots to Urbana, as per plat recorded in Deed Record "E" at page 218, and the West half of the vacated alley lying on the East side of said Lot 9, situated in Champaign County, Illinois, Except that portion thereof described as follows:

Starting at the center of the vacated alley on the North line of California Street between McCullough Street and Birch Street; thence West 54.05 feet; thence North 117.5 feet; thence 55.35 feet; thence south 117.2 feet to the place of beginning, all situated in the City of Urbana, Champaign county, Illinois

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

This request is for:

A Major Variance for a new curb cut driveway width of up to eighteen feet.
and

A Minor Variance to reduce both of the side yard setbacks by 25%.

The driveway request is for a separate curb cut and access drive, not combined with the existing shared curb cut, to accommodate a new driveway up to 18' in width. Note that this request is for a separate curb cut – not an extension of the existing shared curb cut. The intent is for the curb cuts to be separated by several (unknown) feet.

The primary driver of both Variance requests is generated from the narrowness of the platted lot. At one point, this was a standard residential lot in the City of Urbana. This lot was partially subdivided long ago, presumably to provide 412 West California with a larger and more spacious yard.

The result of this re-plat was to create a zoning lot only 38.725' wide (G.I.S. map). The minimum lot width in this Zoning district is 60'. Why a lot was allowed to be platted at more than twenty feet shy of the minimum is not understood. (It is understood that this was done prior to the minimum lot width of 60'. However – the 'principal' of the determination still holds.)

The driveway width variance is to gain appropriate access to a new garage.

The setback variance is to gain a reasonable width with which to design a house.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other properties in the same district.

Primarily these are due to the narrow lot condition.

The driveway really cannot be placed elsewhere on the site and be at all functional.

We cannot have drive access off of the existing alley as it is too narrow to turn into a garage without placing the garage very far (more than 20' south) of the alley. This takes up too much site area to be practical.

We cannot 'connect' it to the existing 3' drive easement at the side because that does not produce any workable geometry to get access to a two car garage at 410 West California and leave the legal access for 408 West California.

A detached garage may be easier to gain access to, but the site is so small and narrow that providing a detached garage with appropriate clearances and geometry for an access drive is even more difficult, than attaching a garage to the house.

The existing setbacks allow for a structure less than 29' wide. This is very difficult – especially in organizing spaces to fit within the allowable FAR and maintain the requisite O.S.R. requirement. A typical garage itself occupies 24', so we are left with an increasingly difficult spatial condition as the buildable area gets narrower.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the petitioner).

The Drive width request is a direct result of some assumingly unintended consequences of how the ordinance was written. Having a maximum driveway width based solely on a percentage of the lot width is not at all equitable. Our lot, with a width of 38.725' and a 45% of the lot width maximum is only allowed a TOTAL of 17.4' of driveway width. The shared easement already uses 3 of those feet, so we are allowed only a driveway less than 14.5' to access a two car garage.

These conditions are ONLY the result of the City allowing a lot that is very much too narrow to be platted in the first place, and not allowing for compensation within the Zoning ordinance.

A more straight forward approach to a driveway is an actual dimension, not a percentage. A percentage calculation is not workable to solve some conditions (like this one). There is no use for a drive width 'in between' one and two cars. We really need a 2 car driveway, not attached to the shared drive to get access to the new garage. This is ideally 18' in width.

Part of this request is to get enough drive width (and length) to place a car in the driveway (Not in the garage) and not encroach over the sidewalk or the shared drive. We are simply trying to be able to place the owner's vehicles in a garage, and be able to park a vehicle in the driveway (a visitor) without hindering the shared drive condition or public sidewalk.

These are conditions the neighborhood has requested of the City over and over and over again. Granting these variances does exactly what the neighborhood has demonstrated they want – and say they desperately need.

Explain how the variance will not alter the essential character of the neighborhood.

The granting of both of these variance requests will have virtually no impact on the neighborhood, except to assist in mitigating some of the existing difficulties. i.e. – we are getting more cars off the street and creating a newer, more robust and appropriate housing stock.

Explain why the variance will not cause a nuisance to adjacent property.

Not sharing a driveway is much less of a nuisance than sharing one.
There will be two fewer cars needing to find a place to park on the street.
Neither resident of 410 or 408 will come home to find their neighbor's car blocking the shared drive.

There is mutual ownership of 410 and 412 West California.
The existing shared curb cut and drive will still be maintained between 410 and 408, so the impact on 408 will be negligible. That property will have its edge condition simply maintained in this project.

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

This request represents the minimum deviations necessary to produce an economically viable project. Smaller, or alternative variances could certainly be requested, but this represents the minimum practical compromise to construct a building that meets any model.

The over riding factor for needing these variances, is that this is a lot that was allowed to be platted in too narrow of a condition. This is clearly demonstrated by the fact that the minimum lot size in the District is 60'. This lot is less than 2/3 of the minimum required width – and the City did that. If this was a 'typically sized lot', we would need no variances.

A N D R E W F E L L

A R C H I T E C T U R E A N D D E S I G N

515 NORTH HICKORY, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2890
EMAIL: andrewfell@comcast.net

31MAR23

Nick Olsen
City of Urbana
Planning Department
Urbana, Illinois

RE: Variance Requests
410 West California
Urbana, Illinois 61801

Nick,

The following Application is for two Variances. The first is a Major Variance to allow for a separate 18' drive access with correspondingly appropriate curb cut, and a Minor Variance to reduce both side yard setbacks by 25%.

Both of these conditions are a result of the City allowing a lot this narrow to be platted. What was originally a lot 58.75' wide, was re-platted to be only 38.725' wide (G.L./ map).

Current City standards for any lot in this Zoning district is 60'. The City allowed this already sub-standard lot to 'triple down' on their non-conformity and get narrowed to less than 39' wide. We are attempting to mitigate the onerous conditions imposed by the City in the re-plat.

Attached is our supporting material for the case. As always, we are more than happy to review any of this material with you, and potentially vary the nature or extent of our requests.

Thank you and of course, let us know if you have any questions or require any additional information.

Sincerely,

Andrew T. Fell
A N D R E W F E L L
A R C H I T E C T U R E A N D D E S I G N

ACCESS EASEMENT

61

State of New York)
County of New York,) SS

No. 74366

I, Archibald R. Watson, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY, that Barbara C. Mason whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC acting in and for said County, duly-commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's office of the County of New York a certified copy of his appointment and qualification as a Notary Public for the County of Bronx with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to protest notes to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with his autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, this 27th day of Aug. 1942.

(New York Seal)

Archibald R. Watson
County Clerk and Clerk of the Supreme Court, New York County

Filed for record on the 1st day of September A.D. 1942 at 6:00 o'clock A.M. Doc. 361261.

Charles M. Dent Recorder

JOINT - DRIVE AGREEMENT

Joint-drive agreement made and entered into this 13th day of August A.D. 1942, by and between Harlin A. Bickers and Juanita E. Bickers, each in their own right and as husband and wife, as Parties of the First Part and Oscar Steer and Gladys C. Steer, each in their own right and as husband and wife, as Parties of the Second part.

WITNESSETH: Whereas, the parties of the first part are the owners of

The East One-half of Lot Eight (8) and all of Lot Nine (9) of a Sub-division of Out Lots 1, 2, 4 and 5 of J.S. Bussey's Addition of Out Lots to Urbana, also the West One-half of vacated alley lying on the East side of said Lot Nine (9) except that portion thereof described as follows: Commencing at the center of vacated alley on the North line of California Street between McCullough Street and Birch Street thence West Fifty-four and five hundredths (54.05) feet thence North One Hundred and Seventeen and Thirty-five hundredths (117.35) feet thence East Fifty-five and Thirty-five hundredths (55.35) feet thence South One Hundred and Seventeen and Two tenths (117.2) feet to place of beginning, in the City of Urbana, County of Champaign, State of Illinois, as Joint tenants, and

Whereas, the parties of the second part are the owners of

Beginning at the center of vacated alley on the North line of California Street between McCullough Street and Birch Street thence West Fifty-four and Five hundredths (54.05) feet thence North one Hundred Seventeen and Thirty-five hundredths (117.35) feet thence East Fifty-five and Thirty five hundredths (55.35) feet thence South One Hundred Seventeen and Two tenths (117.2) feet to place of beginning, being a portion of the East One-half of Lot Eight (8) and all of Lot Nine (9) and the West One half of vacated alley lying on the East side of said Lot Nine (9) of a subdivision of Out Lots 1, 2, 4 and 5 of J.S. Bussey's Addition of Out Lots to Urbana, in the City of Urbana, County of Champaign, State of Illinois as Joint Tenants, and

Whereas, said properties are adjacent to each other, and

Whereas, the parties hereto consider that it will be a benefit to the respective owners of said two parcels of land to lay out and jointly maintain a six foot joint driveway between said above described parcels of land from the North line of California Street North a distance of Ninety-six and Thirty-five hundredths (96.35) feet to the South end of the center partition of their joint garage, as now located.

NOW THEREFORE THE PARTIES OF THE FIRST PART for themselves their several heirs, executors, administrators and assigns, in consideration of a like grant, to them by the parties of the second part, do hereby grant to the Parties of the Second Part their heirs and assigns an easement and right of way over and upon the east three feet of their property which is above first described, from the North line of California Street North a distance of Ninety-six and Thirty-five hundredths (96.35) feet to be used jointly by the parties hereto and their heirs and assigns as a joint drive for the mutual benefit of the present and future owners of said properties above described, and

THE PARTIES OF THE SECOND PART for themselves, their several heirs, executors, administrators and assigns, in consideration of a like grant to them by the parties of the first part, do hereby grant to the parties of the First part their heirs and assigns an easement and right of way over and upon the west three feet of their property which is above secondly described, from the North line of California Street North a distance of Ninety-six and Thirty-five hundredths (96.35) feet to be used jointly by the parties hereto and their heirs and assigns as a joint drive for the mutual benefit of the present and future owners of said properties above described.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

Harlin A. Bickers (SEAL)
Juanita E. Bickers (SEAL)
PARTIES OF THE FIRST PART.
Oscar Steer (SEAL)
Gladys C. Steer (SEAL)
PARTIES OF THE SECOND PART.

ACCESS EASEMENT

h00

STATE OF ILLINOIS : SS
CHAMPAIGN COUNTY : SS

I, Hazel B. Nichols, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harlin A. Bickers and Juanita B. Bickers, each in their own right and as husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13th day of August A.D. 1942.

(Hazel B. Nichols, Notary Public)
(Champaign County, Illinois)

Hazel B. Nichols
Notary Public

STATE OF ILLINOIS : SS
CHAMPAIGN COUNTY : SS

I, Henry J. Dietz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Oscar Steer and Gladys C. Steer, each in their own right and as husband and wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 19th day of August A.D. 1942.

(Henry J. Dietz, Notary Public)
(Champaign County, Ill.)

Henry J. Dietz
Notary Public

Filed for record on the 1st day of September A.D. 1942 at 9:30 o'clock A.M. Doc. 361279.

Charles M. Dent Recorder. RLC

THIS AGREEMENT, Made and entered into this 1st day of September in the year 1939, by and between Florence S. Nelson and Clarence A. Nelson Champaign of the County of Champaign and State of Illinois, party of the first part, and D. Beatrice Cuhna and Herman L. Cuhna of the County of Champaign and State of Illinois, party of the second part, WITNESSETH, That the said party of the first part hereby sells to the said party of the second part, the following described real estate, to-wit:

Lot Ten (10) in Block Two (2) of J.C. Kirkpatrick's Addition to Urbana, now a part of the City of Champaign, in Champaign County, Illinois, situated in the County of Champaign, in the State of Illinois, for the sum of Four Thousand (\$4,000.00) Dollars.

The Warranty Deed herein provided for is to be executed and placed in escrow with the - on or before - 19- to be held by them and by them delivered upon completion of this contract by second party.

The said party of the first part hereby covenants and agrees to convey the said premises above described to the said party of the second part, by a good and sufficient warranty deed, executed by the party of the first part, together with the consort of said party of the first part in due form of law, which deed shall be delivered to said party of the second part upon payment being made as herein provided, on or before the Completion of Contract. 19

The said party of the first part also agrees on or before the Completion of Contract 19 to furnish to the said party of the second part a complete merchantable abstract of Title to said premises, brought down to - certified to by the Champaign County Abstract Company, showing a merchantable title of record in-to the said premises, free and clear of any and all encumbrances save and except and allow the said party of the second part a reasonable opportunity to have said abstract examined, and notify first party of all objections to either said Abstract of title or to said Title. In case said Abstract of Title shall be found defective, then said first party shall have a reasonable time to put same into merchantable condition, but shall not be entitled to further payments hereunder until such defects shall be remedied. The taxes of said premises for the year 19- are to be paid by the said party of the Second part. All special assessments levied against said premises are to be paid as follows: By Second Parties. Insurance in force on said premises is to be assigned to second party at its pro-rata value, and loss clause shall immediately be attached to policies payable to parties hereto as their interests may appear. Possession of said premises is to be delivered to said party of the second part on or before the 1st day of September 1939.

On his part the said party of the second part agrees to pay the said sum of -40.00 Forty Dollars per month Dollars in the manner following: Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged; and the remainder in cash upon the 1st day of each month 19, and on receipt of the deed as herein above provided. All payments not made when due shall bear interest at 7% per annum thereafter.

It is mutually agreed by and between the parties herunto, that the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties; that time is of the essence of this contract, and that either party hereto, who shall fail or refuse to comply with the provisions of this contract, on his part to be performed, shall refund all moneys received hereunder and in addition shall pay to the other party the sum of - Dollars, which sum is hereby fixed and agreed upon as the liquidated damages to be sustained by either party from failure or default upon the part of the other.

Exhibit D - Application, with Plans and Access Easement

File Name: S:\000 Projects\336 James B. Planey\33622001 Planey Lot 8 Survey\CAD\33622001 survey.dwg

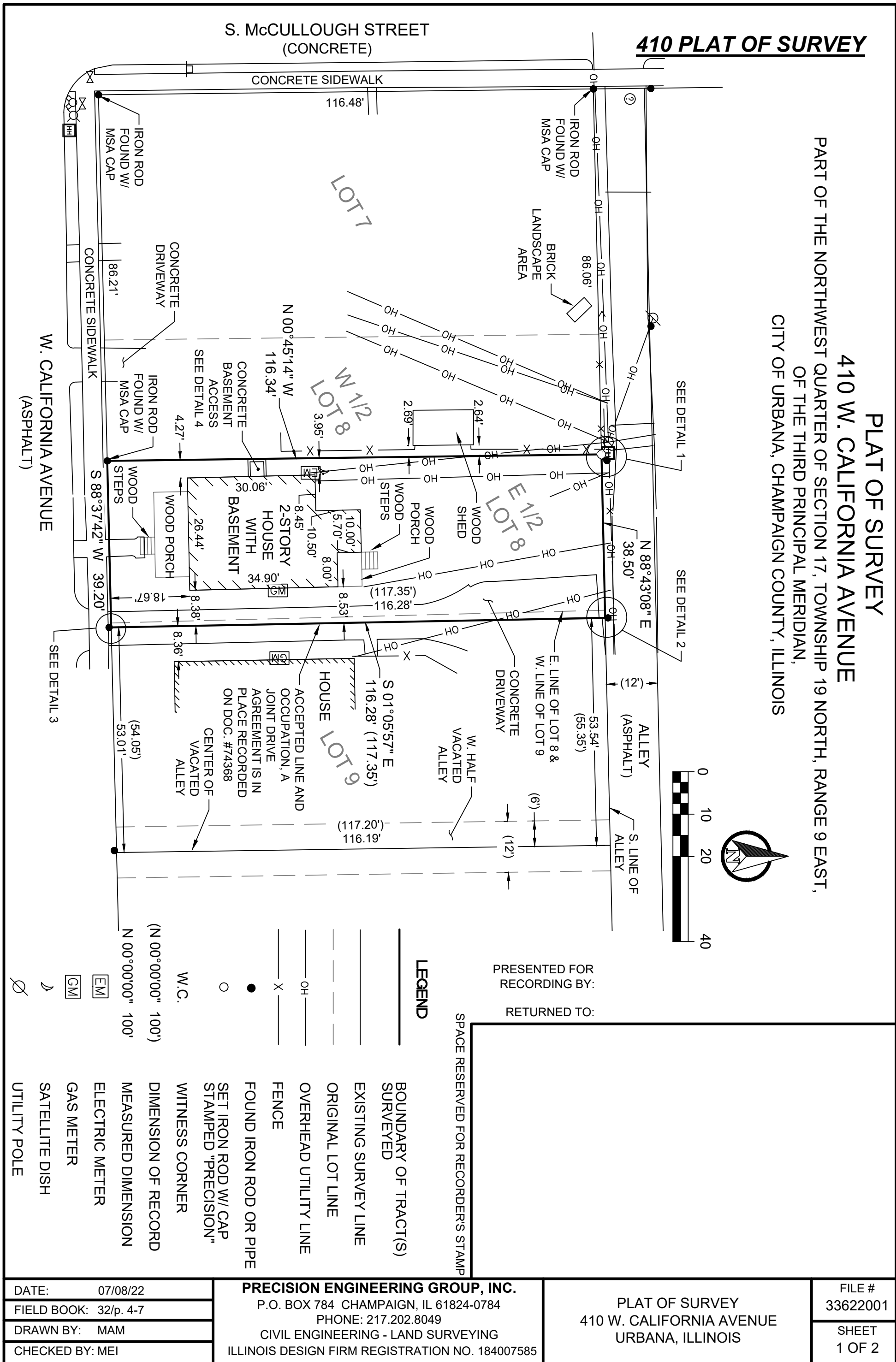


Exhibit D - Application, with Plans and Access Easement*410 PLAT OF SURVEY*

1. Field work was completed for this project on June 9, 2022.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
3. I set or found the corner monuments as shown on the Plat.
4. The locations of underground utilities as shown hereon are based on above-ground structures observed by the surveyor.
5. No excavations were made during the progress of the survey to verify existence, exact location, size, depth, or condition of any buried utilities or structures.
6. There has been no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose. There may exist other documents of record which would affect this parcel.
7. Subsurface and environmental conditions were not examined or considered as a part of this survey.
8. This tract of land is located in Zone "X" on the Special Flood Hazard Area identified for Douglas County, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17019C0427D, dated October 2, 2013.
9. All buildings and surface improvements on the site are shown. Landscaping or trees are not shown as part of this survey.
10. The legal description shown on this plat was prepared by the surveyor based on Warranty Deed Document Number 2015R11979 recorded at the Champaign County Recorder's office.
11. A strip of land along the South side of lot, W. California Avenue and an alley on the North side of the lot, are used by the public for a roadway and access.
12. Bearings are based on State Plane NAD 83, Illinois East Zone datum.
13. Area of Parcel surveyed encompasses 4518.949 SF, 0.104 acres.



STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) S.S

A tract of land being part of the Northwest Quarter of Section 17, Township 19 North, Range 9 East, of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, being more particularly described as follows:

Starting at the center of the vacated alley on the North line of California Street between McCullough Street and Birch Street, thence West 54.05 feet, thence North 117.35 feet; thence East 55.35 feet; thence South 117.2 feet to the place of beginning all situated in the city of Urbana, Champaign County, Illinois

Signed and sealed on this 8th day of July, 2022

Illinois Professional Land Surveyor No. 035.003202
License Expires 11/30/2022



RETURNED TO:

SPACE RESERVED FOR RECORDER'S STAMP

DATE: 07/08/22	PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	PLAT OF SURVEY 410 W. CALIFORNIA AVENUE URBANA, ILLINOIS	FILE # 33622001
FIELD BOOK: 32/p. 4-7			SHEET 2 OF 2
DRAWN BY: MAM			
CHECKED BY: MEI			

412 PLAT OF SURVEY

PRESENTED FOR RECORDING BY:

RETURN ORIGINAL TO:
MSA Professional Services
201 West Springfield Avenue, Suite 400
Champaign, IL 61820

SURVEYOR'S NOTES

- 1. Field work for this plat of survey was completed on September 28 and October 2, 2018.
- 2. I set or found the corner monuments as shown on this plat of survey.
- 3. The surveyor did not make an examination or consider environmental subsurface conditions as part of this survey.
- 4. The surveyed tract is located in Zone "X," areas of minimal flood hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Map Service Center map number 17019C 0427D with effective date October 2, 2013.
- 5. The surveyed tract has direct access to West California Avenue, South McCullough Street, and an alley, dedicated public right-of-ways along its south, west, and north sides, respectively, which are used by the public as roadways.
- 6. Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system.
- 7. The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose. There may exist other documents of record which affect this parcel.
- 8. Not all improvements or structures on property are shown on property surveyed. Only improvements within 5 feet of boundary are part of this survey.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF CHAMPAIGN)

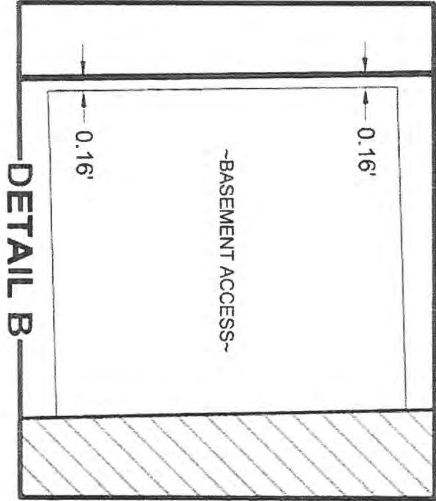
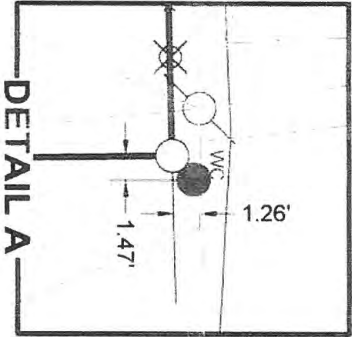
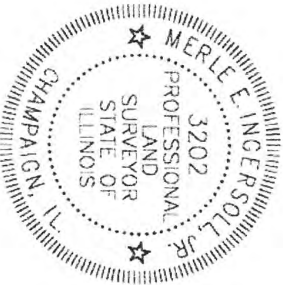
I, Merle E. Ingersoll Jr., being Illinois Professional Land Surveyor 3202, do hereby certify that at the request of the owner, James Planey, I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tract of land:

Lot 7 and the West 1/2 of Lot 8 of a Subdivision of Outlots 1, 2, 4, and 5 of James S. Busey's Addition of Outlots to the Town of Urbana, as per plat recorded in Deed Record "E" at Page 218, situated in the City of Urbana, in Champaign County, Illinois.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Signed and Sealed this 23rd day of October, 2018.

Merle E. Ingersoll Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2020

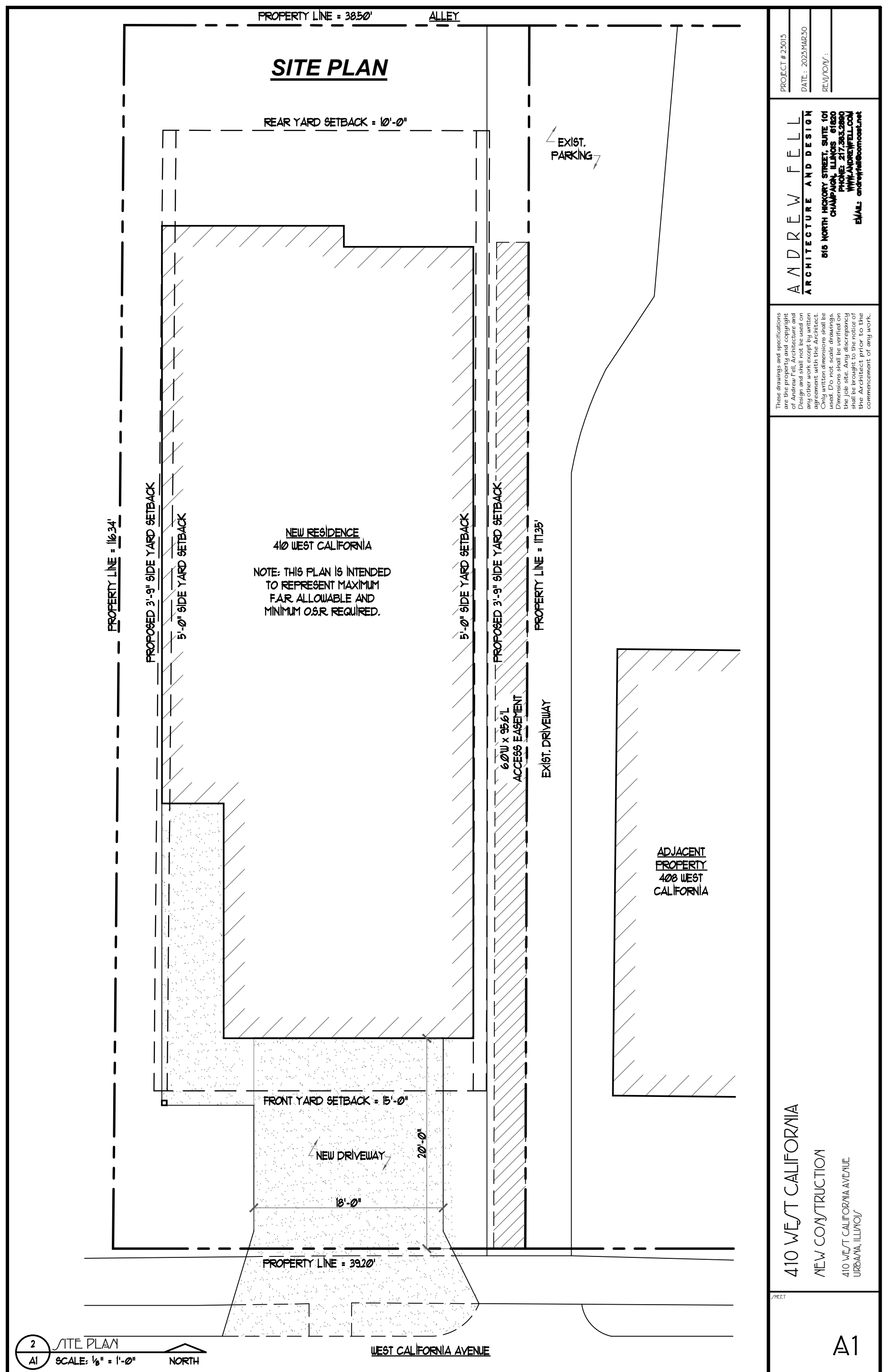


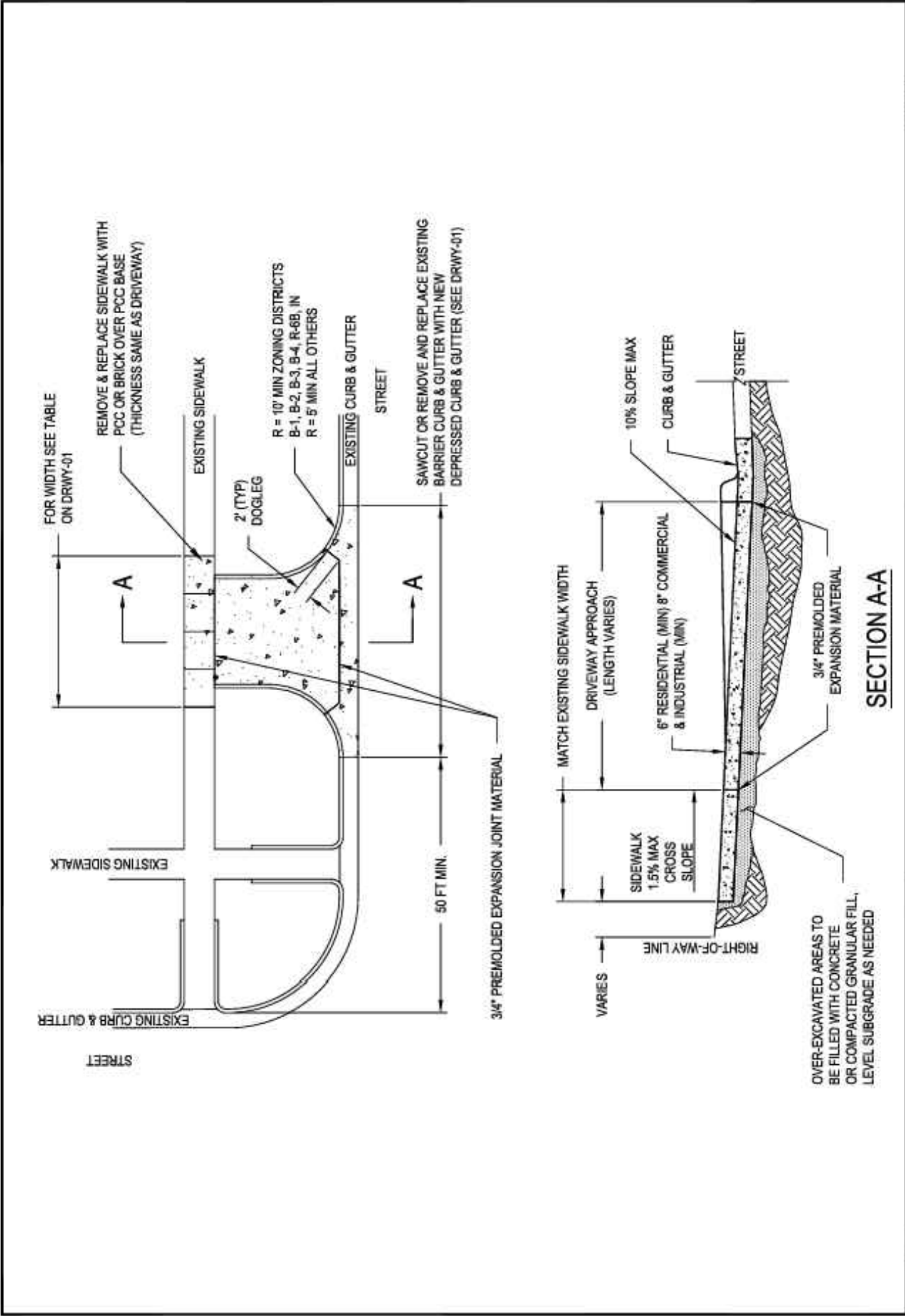
SPACE RESERVED FOR
RECORDER'S STAMP

PROJECT NO.	19528000	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE	OCT 2018	DRAWN BY	CAP			
F.B.	228	CHECKED BY	ME			
LOT 7 AND WEST HALF OF LOT 8 JAMES PANEY CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS						
PLAT OF SURVEY						19528000 2 OF 2



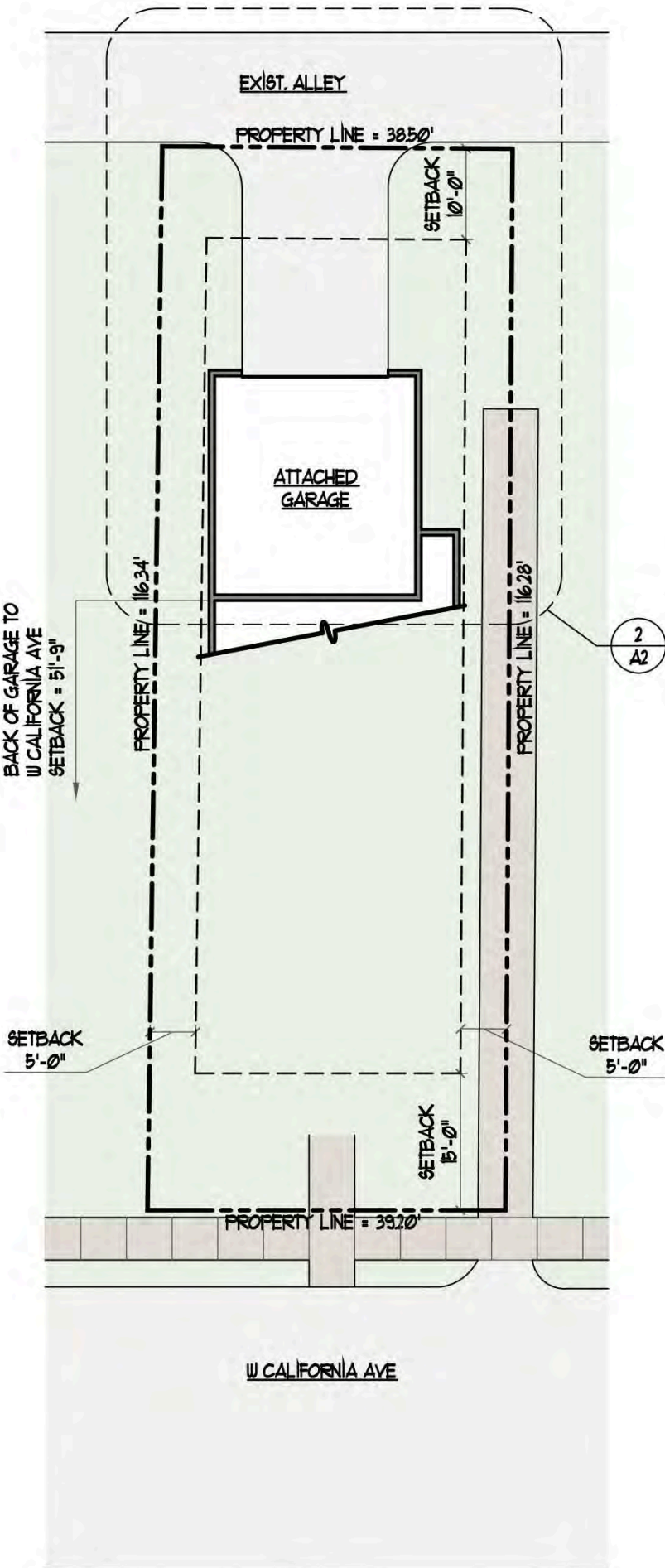
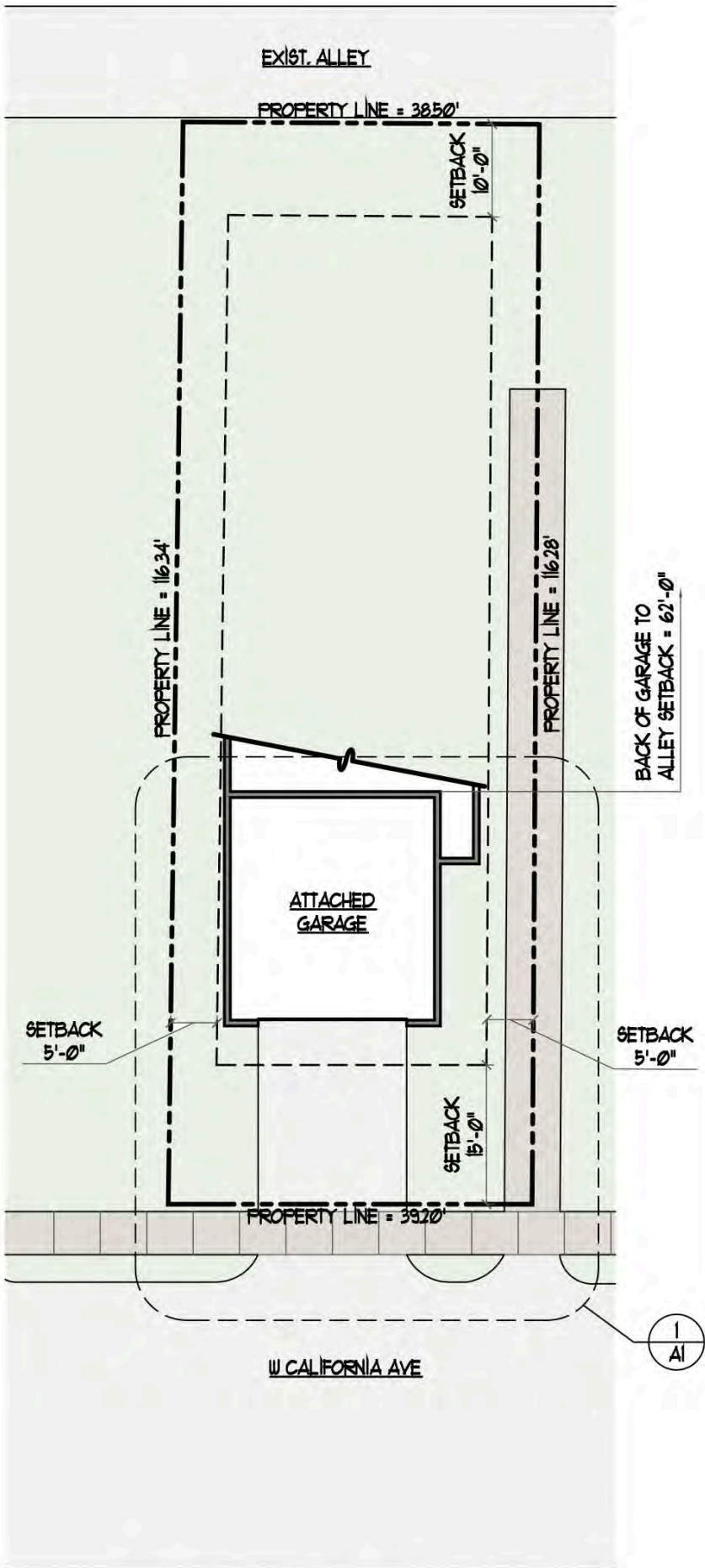
**COUNCIL EXHIBIT A: 5/17/2023 ZBA Meeting Staff Report, including Exhibits
Exhibit D - Application, with Plans and Access Easement**





	CITY OF URBANA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	RIGHT-OF-WAY STANDARD DRAWING RADIUS PCC DRIVEWAY APPROACH INSTALLATION		DATE: 01/01/2022
		DETAIL DRWY-02		DRAWN BY: BEH
				REVISED: JANUARY 2021

SITE PLAN WITH PREFERRED AND ALTERNATIVE GARAGE LOCATIONS, VERSION 2



1 KEY PLAN - DRIVE OFF W CALIFORNIA AVE
T1 SCALE: 1/16" = 1'-0" NORTH

2 KEY PLAN - DRIVE OFF ALLEY
T1 SCALE: 1/16" = 1'-0" NORTH

T1

410 WEST CALIFORNIA
NEW CONSTRUCTION
410 WEST CALIFORNIA AVE
URBANA, ILLINOIS 61801

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

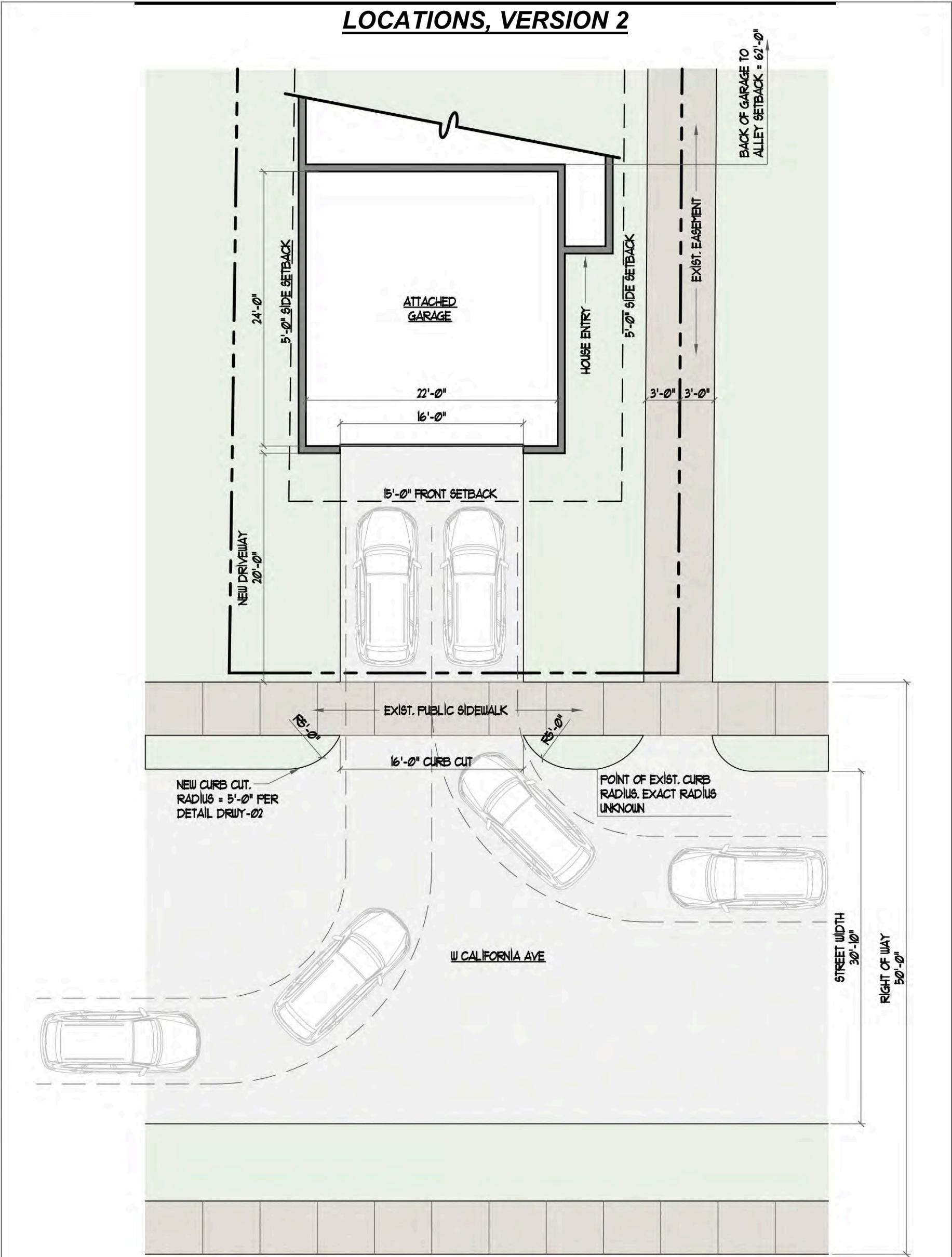
ANDREW FELL
ARCHITECTURE AND DESIGN
515 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.383.2890
WWW.ANDREWFELL.COM
EMAIL: andrewfell@comcast.net

PROJECT 23015
DATE: 2023
REVISIONS:

COUNCIL EXHIBIT A: 5/17/2023 ZBA Meeting Staff Report, including Exhibits

Exhibit D - Application, with Plans and Access Easement

SITE PLAN WITH PREFERRED AND ALTERNATIVE GARAGE LOCATIONS, VERSION 2



1 GARAGE OFF CALIFORNIA AVE
A1 SCALE: 1/8" = 1'-0" NORTH

A1

410 WEST CALIFORNIA
NEW CONSTRUCTION

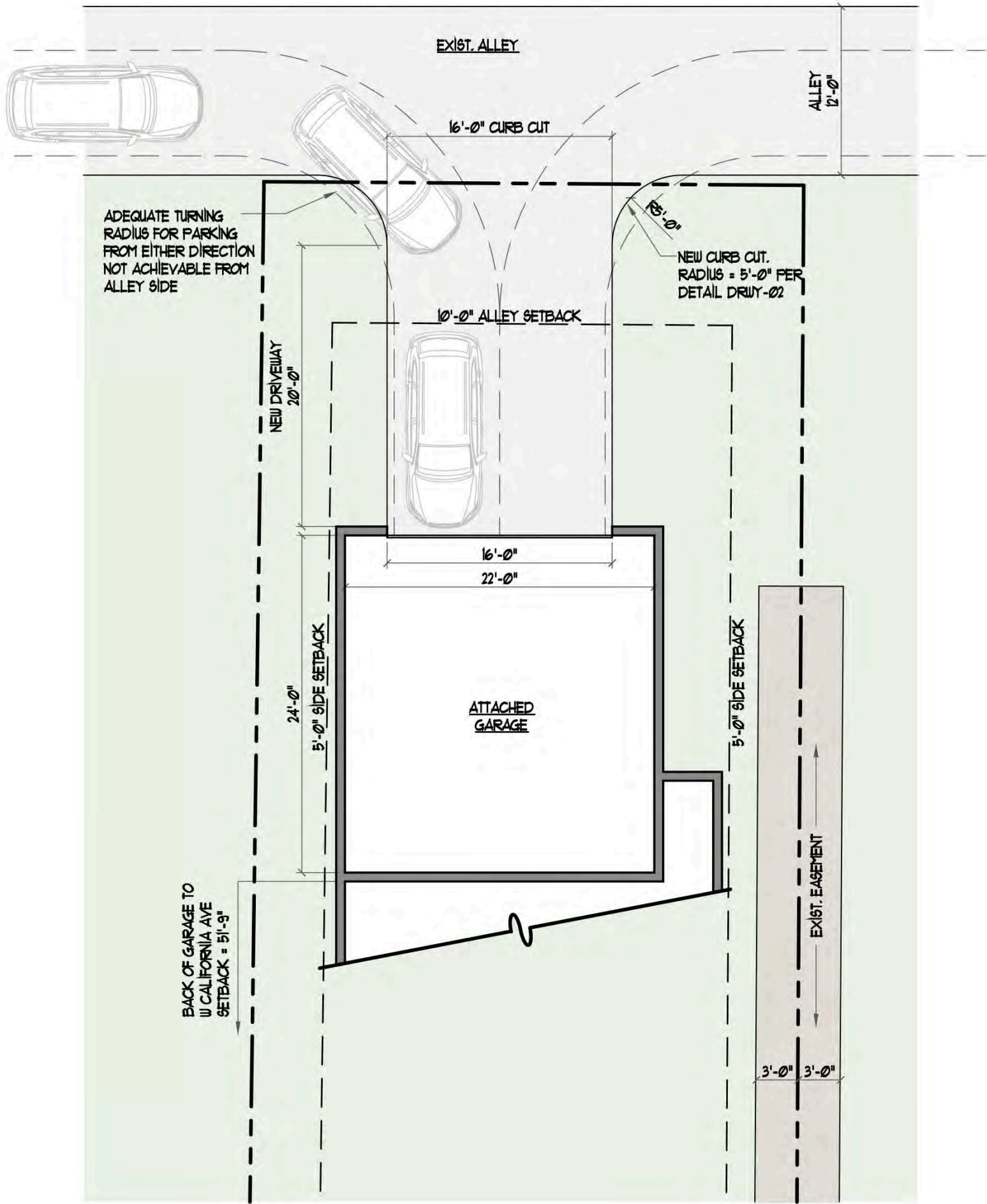
410 WEST CALIFORNIA AVE
URBANA, ILLINOIS 61801

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

ANDREW FELL
ARCHITECTURE AND DESIGN
515 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.383.2890
WWW.ANDREWFELL.COM
EMAIL: andrewfell@comcast.net

PROJECT 25013
DATE: 2023
REV/NO/1:

SITE PLAN WITH PREFERRED AND ALTERNATIVE GARAGE LOCATIONS, VERSION 2



2 GARAGE OFF ALLEY
A2 SCALE: 1/8" = 1'-0" NORTH

A2

410 WEST CALIFORNIA
NEW CONSTRUCTION
410 WEST CALIFORNIA AVE
URBANA, ILLINOIS 61801

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

ANDREW FELL
ARCHITECTURE AND DESIGN
615 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.383.2890
WWW.ANDREWFEEL.COM
EMAIL: andrewfell@comcast.net

PROJECT 25015
DATE: 2025
REV/NO/DATE:

Exhibit E - Plat of James S. Busey's Addition, 1853

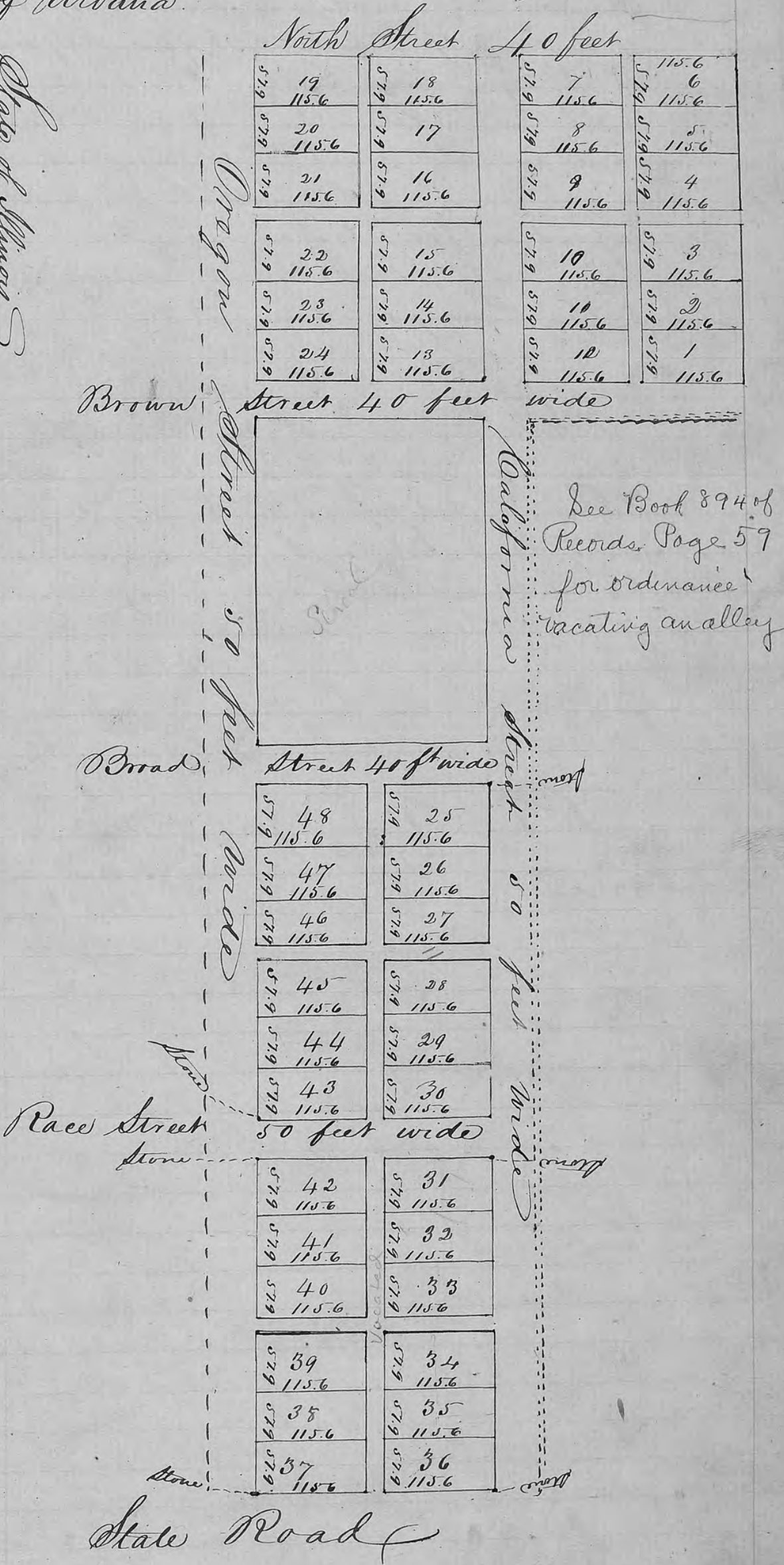
218

Subdivision of Out Lots Nos 1, 2, 3, 4 & 5 in James S. Busey's Addition of Out Lots to the Town of Urbana.

State of Illinois
Champaign County
I, John S. Johnson County Surveyor of said County do hereby certify that the above named plat is a correct plat of the subdivision of out lots No. 1, 2, 3, 4, & 5 in James S. Busey's Addition of Out Lots to the Town of Urbana. The exact length and breadth of each lot being marked in feet and inches on said plat and contains each 24 1/2 acres.

Witness my hand and this 8th day of April 1853.

John S. Johnson
County Surveyor



COUNCIL EXHIBIT A: 5/17/2023 ZBA Meeting Staff Report, including Exhibits

Exhibit F - Public Comments

Item G5.

From: [Casey Smith](#)
To: [!Planning](#)
Subject: Support for 410 W California Driveway Variance
Date: Monday, April 17, 2023 9:54:11 AM

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Greetings-

I'm writing in support of the variance for the additional driveway at 410 W California. Allowing a full street side driveway for 410 will greatly improve the utility and greenspace of a generational family living arrangement for excellent neighbors that have continued a legacy of care for their home and community.

Thank you for your time and consideration!

Best-
Casey Smith
507 S. McCullough St

Exhibit F - Public Comments

409 W. Oregon St.
Urbana, IL 61801

May 9, 2023

Mr. Marcus Ricci
Planner II
City of Urbana
400 S. Vine St.
Urbana, IL 61801

Re: ZBA-2023-MAJ-01 and ZBA-2023-MIN-02 at 410 W California Ave.

Dear Marcus and ZBA members,

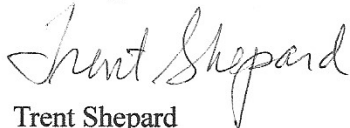
I am the owner of 406, 408 and 410 W. Oregon St., all of which are within 250' of the subject property. I am writing in favor of both variances being granted to Jim Planey.

I've looked at this property from three sides. I have lived within a block of the subject property for 40 years and am very familiar with it. The lot width at my house is 40', so I know the limitations involved in living on an undersized lot. I have a shared driveway at my house and so does my property at 410 W Oregon. I've requested and was granted a variance when I rebuilt my shared garage at the end of my home's shared driveway. I think it's important to make exceptions such as the ones requested in order for this old neighborhood to remain attractive to new construction and homeowners.

The new house with its two driveways will be a positive for this neighborhood. It will look better than the current lot and house do now, easily be more energy efficient, and provide good housing stock for the future. I don't think that the new house being a foot and three inches wider on each side than the maximum width allowed is a big deal. Neither of the houses on either side of 410 is overly close to the current house there.

I'll be pleased if you grant both variances.

Sincerely,



Trent Shepard

Exhibit F - Public Comments

From: [Rob McColley](#)
To: [Ricci, Marcus](#)
Subject: Re: 410 W California
Date: Thursday, May 11, 2023 9:36:54 AM

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Thanks.

I oppose the variance on safety & aesthetic grounds.

410 W California is accessible from the rear (Cedar Alley) by design. The Leal School playground is across the street. California Avenue was designated a Bike Route by the City of Urbana. Having more cars backing out over the sidewalk and into California Avenue, within 20 paces of that playground, is madness.

Urbana's Garfield Avenue was blocked off at Carle Park because my friend Peter Rutherford was killed there by a hot-rodding teenager while walking home for lunch. He was 7 years old.

I saw Pat Breen die in front of 410 W. California when a different teenager didn't yield at McCullough Street. Paramedics wrapped Breen's broken arm in a clear plastic bubble while he wailed to be allowed to stand. A portion of his skull was missing, and I could see his brain. I was 10. The city subsequently replaced California's yield signs with stop signs.

The charm and property values of Urbana's core neighborhoods are borne of walkability. We are not a community of garage doors. Plenty of subdivisions and exurbs exist which cater to the car-centric lifestyle.

RM
503 W Illinois

COUNCIL EXHIBIT A: 5/17/2023 ZBA Meeting Staff Report, including Exhibits

Exhibit G - Photos

Item G5.



Fig. 1: Looking north from California Ave: 410 on left, 408 on right, shared drive in middle.



Fig. 2: From California Ave.: 412 on left, 410 on right.

COUNCIL EXHIBIT A: 5/17/2023 ZBA Meeting Staff Report, including Exhibits

Exhibit G - Photos

Item G5.

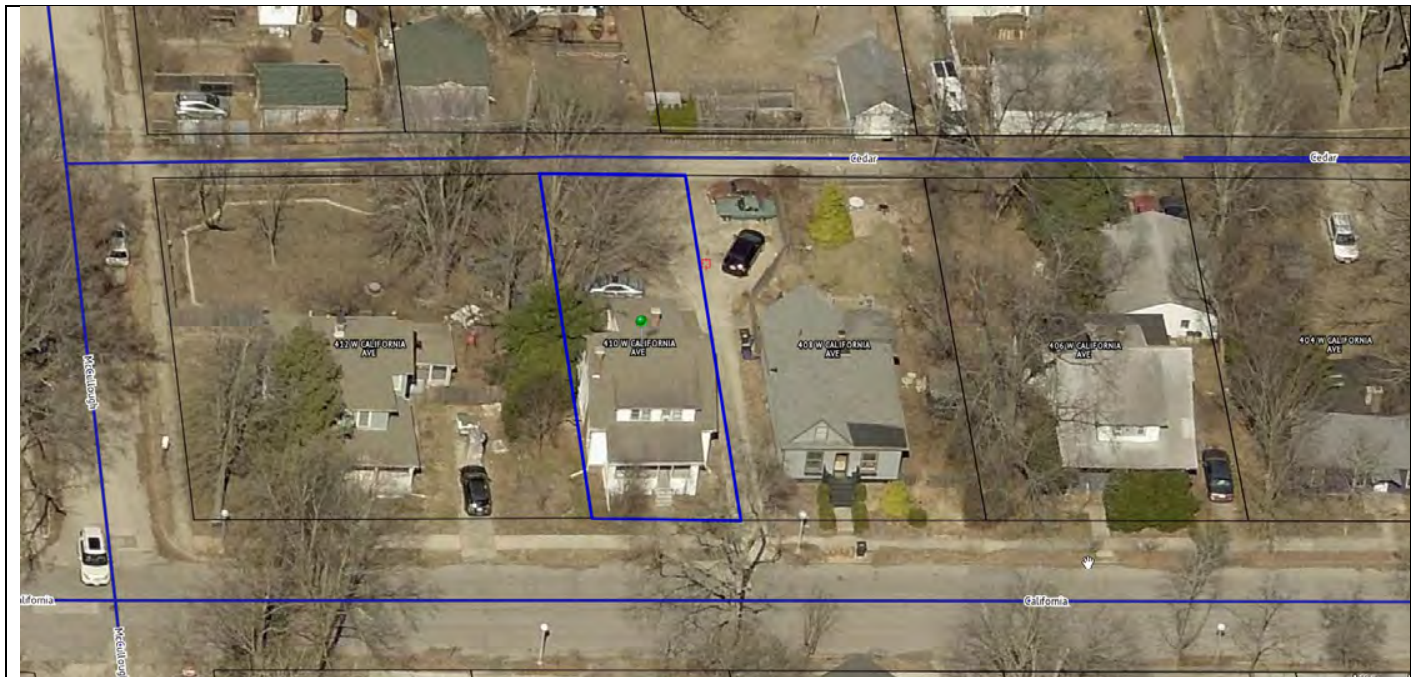


Fig. 3: Aerial looking northeast onto site; note shared access drive, and predominance of front houses and rear garages.



Fig. 4: Aerial looking south onto site; note shared access drive and predominance of front houses and rear garages.



Fig. 5: Looking south from alley into rear yard: note concrete shared drive and gravel/turf parking area.



Fig 6: Looking north from shared drive to alley.

COUNCIL EXHIBIT B: ADDITIONAL PUBLIC COMMENTS

Exhibit F - Public Comments - ADDENDUM

Item G5.

Ricci, Marcus

From: James Planey
Sent: Tuesday, May 16, 2023 11:09 AM
To: !Planning
Subject: Variance Requests for 410 W California Ave

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Hello,

I wanted to state my support for the requested variances asked for 410 W California Ave and provide some context to my relationship with owners of 410. My name is James Planey, and my family lives at 412 W California. My father (Jim Planey) is the owner of 410 and the one requesting the variances for their new home construction. We are excited for the opportunity to have multiple generations of the Planey family living on California Ave. Regarding the side yard reductions, the current home (410) already has some structural elements (concrete basement access) that are closer than the requested 3.75 foot setback to our lot line. Combined with our existing fencing along the East side of our property the increased proximity of a new home would not impact us negatively. In regards to the major variance for the access drive, while outside the scope of the 410 variances requests, my family at 412 would plan to remove our existing driveway to the West of 410 and rebuild the curb, increasing the green space on our lot.

Thank you for your time,

James Planey (412 W California Ave.)

ORDINANCE NO. _____**AN ORDINANCE APPROVING A MAJOR VARIANCE**

(410 West California Avenue, LLC at 410 West California Avenue / Case No. ZBA-2023-MAJ-01)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for a major variance where there is a special circumstance or condition with a parcel of land or a structure; and

WHEREAS, Jim Planey, representing 410 West California Avenue, LLC, requests a major variance to increase the maximum access drive width from 45% to 54% (21 feet) to allow for construction of a new home with a front-facing, two-car garage and access drive onto West California Avenue at 410 West California Avenue in the R-2, Single-Family Residential zoning district; and

WHEREAS, the Zoning Board of Appeals held a public hearing on this request at 7:00 p.m. on May 17, 2023, in Case ZBA-2023-MAJ-01; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Zoning Board of Appeals voted three (3) ayes and one (1) nay to forward the case to the Urbana City Council with a recommendation to approve the requested variance, as presented; and

WHEREAS, the City Council finds that the requested variance conforms with the major variance procedures in Article XI, Section XI-3(C)(2)(e), of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has made the following findings of fact:

1. On behalf of Jim Planey (410 West California Avenue, LLC), Andrew Fell requests a major variance to increase the maximum total access drive width to 21 feet to allow construction of a home with a front-facing, two-car garage and street-loading access drive at 410 West California Avenue in the R-2, Single-Family Residential, zoning district.
2. The variance allows for the preferred solution of a street-accessed two-car garage, rather than a garage accessed from the alley or from the shared access drive. The applicant states that the lot narrowness, and their belief that the City permitted the narrowing, is a special circumstance not applicable to other lands, and therefore is not a special privilege. Staff find that, due to the lot narrowness, the variance may not be a special privilege.
3. The applicant states that the City should grant the variance because the City created the situation when it permitted the lot to be narrowed below the minimum width.
4. The applicant states that the variance would not alter the essential character of the neighborhood.
5. The requested variance would not create a nuisance to the adjacent property.
6. The applicant states that the variance is the minimum deviation possible from the Zoning Ordinance to build an “economically viable project.”

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

In Case No. ZBA 2023-MAJ-01, the major variance requested by Jim Planey, representing 410 West California Avenue, LLC, to increase the maximum access drive width from 45% to 54% (21 feet) is hereby approved in the manner proposed in the application.

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this date day of Month, Year.

Diane Wolfe Marlin, Mayor