

**AN ORDINANCE AMENDING AND UPDATING CHAPTER 101  
BUILDING AND BUILDING REGULATIONS**

ORDINANCE NO.: 060424

THE VILLAGE OF CRESTON

COUNTY OF OGLE

STATE OF ILLINOIS

DATED THIS 4th DAY OF JUNE, 2024

VILLAGE OF CRESTON, STATE OF ILLINOIS

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ORDINANCE NUMBER 060424

AN ORDINANCE AMENDING AND UPDATING CHAPTER 101 BUILDING  
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ADOPTED BY THE VILLAGE BOARD  
OF THE VILLAGE OF CRESTON, ILLINOIS

DATED THIS 4th DAY OF JUNE, 2024

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Published in pamphlet form by authority of the Village Board of the Village of Creston, Ogle  
County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2024.

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STATE OF ILLINOIS )  
                                  )     SS.  
COUNTY OF OGLE    )

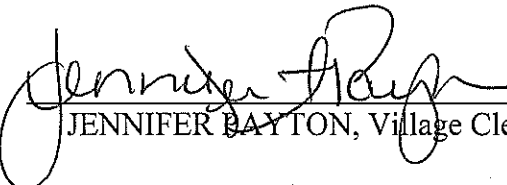
**CERTIFICATE**

I, JENNIFER PAYTON, certify that I am duly elected and acting municipal clerk of the Village  
of Creston, Ogle County, Illinois.

I further certify that on June 4th, 2024, the Corporate Authorities of such municipality passed and  
approved an Ordinance Amending and Updating Chapter 101 Building and Building Regulations.

The pamphlet form of the Ordinance, including the Ordinance and a cover sheet thereof was  
prepared, and a copy of such Ordinance was posted in the municipal building, commencing on  
June 4, 2024, and continuing for at least ten days thereafter. Copies of such Ordinance were  
also available for public inspection upon request in the office of the municipal clerk.

Dated at Creston, Illinois this 4 day of June, 2024.

  
JENNIFER PAYTON, Village Clerk

**ORDINANCE NUMBER 060424**

**AN ORDINANCE AMENDING AND UPDATING CHAPTER 101 BUILDING AND BUILDING REGULATIONS**

**WHEREAS**, the Village Board of Trustees of the Village of Creston has heretofore adopted certain components of the International Code Council (“ICC”) standardized building codes to regulate construction in the Village; and

**WHEREAS**, the ICC has updated and revised certain codes as of 2024, to include a updates and modifications to multiple heretofore adopted codes; and

**WHEREAS**, the Village Board of Trustees of the Village of Creston, Ogle County, Illinois, have determined that it is in the best interest of the Village to amend and update Chapter 101, Building and Building Regulations to encompass the most recent codes promulgated by the ICC;

**NOW, THEREFORE**, be it ordained, by the Village of Creston as follows:

***CHAPTER 101  
BUILDING AND BUILDING REGULATIONS***

1. Section 101-101 is amended to read:  
The ICC Building Code (IBC) 2024, the ICC Existing Building Code (IEBC) 2024, and the ICC International Swimming Pool and Spa Code (ISPSC) 2024 together with any supplements and any appendices or amendments thereto as published by the ICC are hereby adopted in their entirety by reference as the building code for the village, as though fully set forth herein. A copy of these codes shall remain on file at the village clerk’s office for public review and inspection.
2. Section 101-102 is amended to read:  
The following sections of the IBC/2024 and the IEBC/2024 are revised as follows:
  - (1) Section 101.1: Insert “The Village of Creston, Illinois” in both the IBC and IEBC.
  - (2) The permit and inspection fees shall be as established and published by the board of trustees from time to time and made available to the public.
  - (3) Section 114.4 of the IBC and Section 113.4 of the IEBC shall be deleted and replaced with:  
“Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a Petty Offense, and each such person, firm, or corporation shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any provision of this Code is committed, continued, or permitted and upon conviction of any such violation, such person shall be fined per the penalty of Section 1-10 of the Village Code of Ordinances.

3. Section 101-121 is amended to read:  
The National Electrical Code (NEC) 2023, together with any supplements and appendices or amendments thereto, as published by the National Fire Protection Association, Inc. is adopted in its entirety by reference as the electrical code for the village as though fully set forth herein. A copy of this code will remain on file at the office of the village clerk and building department for public review and inspection.
4. Section 101-122 is amended to read:  
The following amendments are made to the published form of the National Electrical Code, 2023 edition:
  - (1) Meter bases shall be installed at a minimum of four feet to a maximum of five feet six inches to the center of the meter at the finish grade or from top to finished patio and deck in front of the meter.
  - (2) All meter bases are to be installed outside, accessible to the meter reader, subject to the village electrical inspector's approval.
  - (3) All new or replacement service entrance conductors shall be installed in rigid metal conduit.
  - (4) All electrical wiring in industrial structures shall be installed in electrical metal tubing (EMT), rigid intermediate metal conduit (IMC), or ridged metal conduit (RMC). All electrical wiring in commercial and multifamily buildings having more than three stories plus an elevator shall be installed in EMT, IWC, or RMC. Where conduit is required and where there will be low voltage wiring then the low voltage wiring shall be installed in EMT, IWC, or RMC. Where conduit is required and where there will be low voltage wiring then the low voltage wiring shall be installed in EMT, ICM, or RMC if in concealed spaces.
  - (5) Duplexes, apartment houses, other multiple use buildings shall have individual meters for each unit.
  - (6) The 2023 National Electrical Code as adopted by the village is applicable to mobile homes located within the corporate boundaries of the village.
5. Section 101-151 is amended to read:  
The Illinois Plumbing Code in effect as of the date of adoption of the ordinance from which this section is derived, is hereby adopted by reference, as the plumbing code for the Village as though fully set forth herein. A copy of this code shall remain on file at the office of the village clerk for public review and inspection.
6. Section 101-171 is amended to read:  
The International Code Council (ICC) Mechanical Code (IMC) 2024 together with any supplements and amendments thereto as published by the ICC is adopted in its entirety by reference as the mechanical code for the village, as though fully set forth herein. A copy of this code shall remain on file at the office of the village clerk for public review and inspection.
7. Section 101-172 is amended to read:  
The following sections of the International Mechanical Code as adopted in this Division are hereby revised as follows:

- (1) In all chapters and sections where “name of Jurisdiction is written, substitute “Village of Creston, Illinois.”
  - (2) Section 106.5.2: Insert “The permit and inspection fees shall be as established and published by the village board from time to time and made available to the public.”
  - (3) Section 106.5.3(2): Insert “75 percent.”
  - (4) Section 106.5.3(3): Insert “75 percent.”
  - (5) Section 108.4: Insert “Petty Offense” for the name of the specific offense. Insert “Punishable by a fine per the general penalty of section 1-10 of the Village Code for each offense and each day that said offense occurs or continues to occur. Insert “0” for the number of days.
  - (6) Section 108.5: Insert “Not less than \$200.00” for the first Amount and “the maximum amount allowed by state statute for each offense and each day that said offense occurs or continues to occur” for the second amount.
8. Section 101-191 is amended to read:  
The International Code Council (ICC) Residential Code (IRC) 2024, is hereby adopted for the Village for the control of buildings and structures and manufactured housing. A copy of this code shall remain on file at the office of the village clerk for public review and inspection.
9. Section 101-192 is amended to read:  
The following sections of the IRC 2024 are revised as follows:
- (1) Section R101.1 – Insert: “The Village of Creston, Illinois”
  - (2) Section R101.2 – Insert the following sentence: These provisions shall also be applicable to manufactured homes used as single family dwelling units.
  - (3) Table R301.2 is amended by inserting the information set forth below under the applicable headings in such table:
    - Under Ground Snow Load, insert “30”
    - Under Speed (mph), insert “115”
    - Under Topographic effects, insert “no”
    - Under Special wind region, insert “no”
    - Under Wind-borne debris zone, insert “no”
    - Under seismic design category, insert “no”
    - Under weathering, insert “severe”
    - Under Frost line depth, insert “42 inches”
    - Under Termite, insert “Mod/Heavy”
    - Under Winter Design Temp, insert “-4 Deg F”
    - Under Ice Barrier Underlayment Required, insert “yes”
10. Section 101-212 is amended to read:  
The International Code Council (ICC) Property Maintenance Code (IPMC) 2024, together with any supplements and appendices or amendments thereto, as published by the ICC, is adopted in its entirety by reference as the property maintenance code for the village, as though fully set forth herein. A copy of this code shall remain on file at the office of the village clerk for public review and inspection.

11. Section 101-213 is added and reads:

The following sections of the IPMC 2024 are revised as follows:

- (1) Structure shall be defined to include mobile homes.
- (2) Section 101-1 – Insert: “The Village of Creston, Illinois”
- (3) Section 304.14 – Insert: “April 1 to October 1 of each year”
- (4) Section 602.3 – Insert: “October 1 to April 1 of each year”
- (5) Section 602.4 – Insert: “October 1 to April 1 of each year”

12. Section 101-234 is amended to read:

The International Code Council (ICC) Fire Code (IFC) 2024, and the NFPA 101 Life Safety Code together with any supplements and appendices or amendments thereto, as published by the ICC, are adopted in their entirety by reference as the fire code and life safety code for the village, as though fully set forth herein, with the exception that “Village of Creston” be inserted in Section 101.1. A copy of this code shall remain on file at the office of the village clerk for public review and inspection and the following modifications being made:

**Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses containing more than two (2) dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed, unless the installation of automatic fire sprinkler is required by local municipal ordinance or ordinance of the local fire protection district.

**Design and installation.** Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA13D.

**Other code requirements.** All structures built without automatic fire sprinkler systems shall comply with all code requirements of the International Residential Code for non-sprinklered construction.

**One- and Two-family dwellings, automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall not be required to be installed in one- and two-family dwellings, including additions and alterations to such dwellings.

Exceptions:

1. This provision shall not apply where the installation of automatic fire sprinklers is required by local municipal ordinance or by ordinance of the local fire protection district.

**Design and Installation.** Automatic residential fire sprinkler systems for one- and two-family dwellings shall be designed and installed in accordance with Section P2904 or NFPA13D.

Other code requirements. All structures built without automatic fire sprinkler systems shall comply with all code requirements of the International Residential Code for non-sprinklered construction.

14. Section 101-271 is amended to read:  
The International Code Council (ICC) Fuel Gas Code (IFGC) 2024, together with any supplements and appendices or amendments thereto, as published by the ICC, is adopted in its entirety by reference as the fuel gas code for the village, as though fully set forth herein. A copy of this code shall remain on file at the office of the village clerk for public review and inspection.
15. Section 101-272 is added and reads:  
The following sections of the ICC Fuel Gas Code 2024 are revised as follows:
  - (1) Section 101.1 – Insert: “The Village of Creston, Illinois.”
  - (2) Section 106.5.2 – Insert: “The permit and inspection fees shall be established and published by the village board from time to time and made available to the public.”
  - (3) Section 108.5.2 – Insert: “Petty Offense” for the name of the specific offense. Insert “A fine per the general penalty of section 1-10 of the Village Code for each offense and each day that said offense occurs” for the amount. Insert “0” for the number of days.
16. Section 101-273 is amended to read:  
The International Code Council (ICC) Energy Conservation Code (IECC)2024, together with any supplements and appendices or amendments thereto, as published by the ICC is adopted in its entirety by reference as the energy conservation code for the village, as though fully set forth herein, with the exception that “Village of Creston” be inserted in Section 101.1. A copy of this code shall remain on file at the office of the village clerk for public review and inspection.

**BE IT FURTHER ORDAINED**, by the President and Village Board of the Village of Creston, Illinois.


1. That the provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.
2. That all ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed. All ordinances or parts of ordinances not in conflict with the amendments herein remain in full force and effect.
3. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

4. That this Ordinance shall be in full force and effect from and after its passage and approval.


Ordinance 060424 Passed this 4th day of June, 2024.

<u>5</u>	Ayes
<u>4</u>	Nays
<u>1</u>	Absent

Approved this 4th day of June, 2024:

  
\_\_\_\_\_  
TOM O. BYRO,  
Village of Creston

Attested to:

  
\_\_\_\_\_  
JENNIFER PAYTON  
Village Clerk

Prepared by:

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