

COUNTY OF Mc LEAN, STATE OF ILLINOIS

ORDINANCE NO. 24-01-04-53

**AN ORDINANCE ADOPTING THE 2021 INTERNATIONAL
PROPERTY MAINTENANCE CODE**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
15th Day of January 2024

PRESENTED: **January 15, 2024**

PASSED: **January 15, 2024**

APPROVED: **January 15, 2024**

RECORDED: **January 15, 2024**

PUBLISHED: **January 15, 2024**

In Pamphlet Form

Voting "Aye" 6

Voting "Nay" 0

The undersigned being the duly qualified and Acting Deputy City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)



Jessica Carroll, Deputy City Clerk
of the City of Le Roy, McLean County,
Illinois

Dated: January 15, 2024



ORDINANCE NO. 24-01-04-53

**AN ORDINANCE ADOPTING THE 2021
INTERNATIONAL PROPERTY MAINTENANCE CODE**

WHEREAS, the City of Le Roy has previously adopted the 2015 International Property Maintenance Code incorporated as Section 9-6-1 of the Le Roy Municipal Code; and

WHEREAS, the City of Le Roy desires to adopt the 2021 International Property Maintenance Code; and

WHEREAS, the City has authority, pursuant to 50 ILCS 2020/0.01 and 65 ILCS 5/1-3-1 to adopt Rules and Regulations, which have been prepared by nationally recognized technical trade or service associations, including but not limited to, building codes, plumbing codes, electrical codes, fire prevention codes and other similar codes; and

WHEREAS, it is in the best interests of the health, safety and welfare of the citizens of Le Roy to adopt the 2021 International Property Maintenance Code with modifications, amendments and deletions as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Le Roy, McLean County, Illinois, as follows:

Section 1. That the 2021 International Property Maintenance Code be and the same is hereby adopted with the modifications, amendments and deletions as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. That Section 9-6-1 of the City of Le Roy Municipal Code be and the same is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. That three copies of the 2021 International Property Maintenance Code have been kept on file in the office of the Municipal Clerk for a period of thirty (30) days before the adoption of this Ordinance.

Section 4. Recitals. The foregoing Recitals are incorporated herein and form a part of this Ordinance.

Section 5. Publication. The City Clerk be and is hereby authorized and directed to publish this Ordinance in pamphlet form as provided by law.

Section 6. Severability. In the event any part of this Ordinance shall be found and determined to be invalid by a Court of competent jurisdiction, all valid parts that are severable from this invalid part shall remain in full force and effect.

Section 7. Repealer. All ordinances or parts of ordinances in conflict herein, are hereby repealed, provided, however, that nothing herein contained shall affect any rights, action, or causes of action, which have accrued to the City of Le Roy, prior to the effective date of this Ordinance.

Section 8. Effective Date. This Ordinance shall be in full force and effect ten (10) days

EXHIBIT A

**2021 INTERNATIONAL PROPERTY CODE
City of Le Roy**

(See attached)

Adoption of the International Property Maintenance Code, 2021. There is hereby adopted by the City of Le Roy for the purpose of ensuring the public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises in the City of Le Roy, and to prevent blight and deterioration of neighborhoods, a property maintenance code known as the International Property Maintenance Code, 2021, published by the International Code Council, Inc. with specific additions, deletions, insertions, modifications and amendments as set forth in this chapter. The provisions of said International Property Maintenance Code, 2021 Edition, are hereby adopted and incorporated as fully as if set out at length, and the provisions thereof as added, deleted, inserted, modified and amended by this Chapter shall be controlling in regard to all premises, buildings and structures within the corporate limits of the City of Le Roy.

Amendments to the International Property Maintenance Code, The International Property Maintenance Code, 2021, is amended as follows:

1. Insert the phrase "City of Le Roy, Illinois" in all locations in the International Property Maintenance Code where parenthetical reference is made to the "name of jurisdiction".
2. Section 101.3 – Delete the second sentence and substitute therefore the following: An additional purpose of this Code is to prevent blight and deterioration of neighborhoods. Existing structures and premises that do not comply with these provisions and which do not meet a minimum level of health and safety shall be altered or repaired to provide a minimum level of health and safety as required herein.
3. Section 102.1 – Delete the second sentence.
4. Section 102.2 – Delete the last sentence and substitute therefore the following: The owner and the owner's designated agent shall be jointly responsible for the maintenance of buildings and structures and premises.
5. Section 102.3 - Delete this section in its entirety and substitute therefore the following: Repairs, additions, or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the appropriate zoning, building, mechanical, and other Codes of the City of Le Roy. Nothing in this Code shall be construed to cancel, modify or set aside any provisions of the zoning, building, mechanical, or other Code of the City of Le Roy.
6. Section 102.7 - Delete this section and substitute therefore the following: The provisions of this Code shall not be mandatory for structures designated by the state or the City of Le Roy as historic buildings when such buildings or structures are judged by the Code Compliance Officer to be safe and in public interest of health, safety, and welfare.
7. Delete Sections 102.8, 102.8.1, and 102.8.2 and substitute therefore the following:

The codes and standards referenced in this Chapter and considered part of the requirement of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and the referenced standards, the more restrictive provisions shall apply.

8. Section 103 – Delete the entire of Section 103 – Department of Property Maintenance Inspection and insert in lieu therefore the following:

Section 103 – Department of Building and Zoning

9. Section 103.1 – The Department of Building and Zoning of the City of Le Roy shall be the “Department of Property Maintenance Inspection” as that term used in this Code.
10. Section 103.2 – The Code Compliance Officer of the City of Le Roy shall be the “Code Official” as that term is used in this Code.
11. Replace Section 103.3 as follows: Section 103.3 – Restriction of Employees. The Code Compliance Officer or employee connected with the enforcement of this Code, except one whose only connection is that of a member of the Zoning Board of Appeals established under the provisions of Sec. 10-2-1-1 of the Municipal Code of the City of Le Roy, Illinois, 2003, as amended, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials, or appliances for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with interest of the department.
12. Section 105.3 – Right of Entry. Delete this entire Section and substitute therefore the following:
The Code Compliance Officer or his/her designee is authorized to enter the structure or premises to inspect, subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the Code Compliance Officer is authorized to seek a search warrant as authorized by law.
13. Section 107.1 Delete the existing language of Section 107.1 and substitute in lieu therefore the following:
Section 107.1 – All persons shall have the right to appeal any decision of the Code Compliance Officer to the Zoning Board of Appeals of the City of Le Roy in the manner provided by Sec. 10-2-6 of the Municipal Code of the City of Le Roy, Illinois, 2003, as amended, however if the City of Le Roy has instituted legal or administrative proceedings against any person, the Zoning Board of Appeals shall not have jurisdiction unless specifically authorized by the court.
14. Section 109.2 – Notice of Violation. Add the following sentence:

However, the failure to serve a notice shall not prevent the prosecution of legal actions, including administrative adjudication procedures, seeking fines and compliance with this Code.

15. Section 109.3 – Prosecution of Violation. Delete the existing language and substitute therefore the following:

In case of a violation of any provision of this Code, the Code Official may cause to be instituted the appropriate proceeding at law or in equity or with the City's Administrative Process to obtain penalties or to restrain, correct or abate such violation, or to require the removal or termination of an unlawful occupancy of the structure. Any violation of any provision of this Code shall be deemed a strict liability offense. The City may take action to abate any violation, and any costs incurred in abating such violations may be charged against the real estate upon which such abatement occurs and shall be a lien upon such property.

16. Section 109.4 – Violation Penalties. Delete the existing language and substitute therefore the following:

Any person who shall violate any of the provisions of this Code, upon being found guilty, shall be subject to a fine of not less than \$25.00, nor more than \$200.00 for each violation. Each day upon which a violation occurs or remains shall be considered a separate distinct offense and shall be punishable as such.

17. Section 111.1 Unsafe Conditions. Delete this section and substitute therefore:

Section 111.1 Unsafe Condition. When a structure, property, or equipment is found by the Code Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure may be condemned pursuant to the provisions of this Code.

18. Section 111.1.1 Unsafe Structures. – Delete this section and substitute therefore:

Section 111.1.1 Unsafe property or structures. An unsafe property or an unsafe structure is one that has any condition that is found to be an imminent danger to the life, health, or safety of the occupant or the public. A structure is to be deemed unsafe if the structure does not contain minimum safeguards to protect from fire and to warn occupants in the event of a fire.

A structure is to be deemed unsafe if it contains unsafe equipment.

A structure or property shall be deemed unsafe if it has holes in the floors or ground such that a person could fall through the floor or into the hole, except for excavation, which is lawfully fenced.

A structure or property shall be deemed unsafe if it is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.

19. Section 111.1.3 – Structure Unfit for Human Occupancy. Delete word “unlawful” from this section.

20. Section 111.2 – Closing of Vacant Structures. Delete the language of Section 111.2 and substitute therefore:

Vacant structure shall be registered and rehabilitated or demolished as set forth in the Municipal Code of the City of Le Roy, 2003, as amended.

21. Section 111.2.1 – Authority to Disconnect Utilities. Delete the existing language and substitute the following therefore:

The Code Compliance Officer or his designee shall have the authority to authorize the disconnection of utility service to the building, structure, or system in case of an emergency where necessary to eliminate an immediate hazard to life or property.

22. Section 111.3 – Record. Delete his section in its entirety.

23. Section 111.4.1 – Form. Delete this section and substitute therefore the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. May include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this Code.
5. Inform the property owner, agent or other person responsible of the right to appeal.
6. Include a statement of the right to file a lien in accordance with section 109.3

24. Section 111.4.2 – Method of Service.

Add the following language after “last known address” in (2.) “or the address listed in the McLean County Assessor’s Office for receipt of the property tax bill for the property”.

25. Section 112.5 – Costs of Emergency Repairs. In the first sentence delete the word “jurisdiction” and substitute therefore the word “owner”.

26. Section 113.1 – General. Delete this Section and substitute therefore the following:

The Code Official may order the owner of any premises upon which is located any structure, which is so dilapidated or out of repair as to be dangerous, unsafe, or otherwise unfit for human habitation or occupancy, to demolish and remove such structure, or, if such structure is capable of being made safe by repairs, to repair and make safe at the owner’s option. The Code Official may also order the demolition and removal or completion of any structure under construction

(including repairs) for which there has been a cessation of construction for more than six months, or for which a construction permit has been expired for more than six months.

27. Section 113.3. – Failure to Comply. Delete all the language after the word “liable” and substitute therefore the following: “for a fine as set forth in this Code. Additionally, the Code Official may seek immediate injunctive action to prevent further violation of the stop work order. Each day upon which a violation occurs is a separate offense.”
28. Section 201.3 – Terms Defined in Other Codes. Delete this section.
29. Section 202 – General Definitions. Delete the definitions of “Code Official”, “Cost of Such Demolition or Emergency Repairs”, “dwelling unit”, “historic building”, “inoperable vehicle”, “public way”, “rooming house”, “rooming unit” and “yard”. Insert the following definitions in the appropriate alphabetical place:
- Bed and Breakfast Establishments. An operator-occupied residence of historical significance providing public accommodations for a charge, only breakfast may be provided to the guest. Bed and Breakfast establishments shall not include motels, hotel, boarding rooms, boarding houses, rooming housing or food service establishments.
- Code Official. The Code Compliance Officer of the City of Le Roy, or any person duly authorized by the City Administrator.
- Deadbolt lock. Deadbolt lock shall mean a single cylinder deadbolt that is locked or unlocked by key from the outside and thumb turn on the inside. The deadbolt automatically deadlocks when it is fully extended. The deadbolt shall contain case hardened steel material. Deadbolt locks shall meet the following specifications:
- a. Throw. Minimum throw of one (1) inch which penetrates the strike not less than three fourths (3/4) inch.
 - b. Cylinders. The solid brass cylinder must have a minimum of five pin tumblers. The solid brass cylinder guard shall be designated or protected so that it cannot be gripped by pliers or other wrenching devices.
 - c. Back-set. The back-set must be a minimum of two and three-eighths (2 3/8) inches for a wood door and a minimum of two and three-fourths (2 ¾) inches for a metal door.
 - d. Striker Plate. Steel striker plates shall be located at the point where required lock engages the jamb and shall be secured with hardened steel screws of sufficient length to screw on (1) inch into the two by four (2x4) in the door frame.

Domestic Utility Trailer. A single-axle trailer used for domestic or recreational purposes only and not exceeding any of the following dimensions: six (6) feet in width; twelve (12) feet in length or eight (8) feet in height. No domestic trailer may be used for business or commercial purposes.

Dormitory. A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family.

Duplex. A Duplex is a two-family dwelling.

Dwelling Unit. A dwelling unit is one or more rooms arranged or designed for the use of one group living together as a single housekeeping unit.

Dwelling, Multiple Family. A multiple-family dwelling is a building containing three (3) or more dwelling units.

Dwelling, One Family. A one family dwelling is a building containing one (1) dwelling only.

Dwelling, Two Family. A two-family dwelling is a building containing two (2) dwelling units only.

Efficiency Unit. An efficiency unit is a dwelling unit consisting of one principal room with bathroom, kitchen, hallway, closets or dining alcove off the principal room.

Fire Equipment Distributor. A person or entity licensed as a Fire Equipment Distributor by the State of Illinois pursuant to 225 ILCS 216/1 et seq.

Inoperable Vehicle. Inoperable vehicle shall mean any vehicle which is incapable of being operated on a public highway or which has not operated on the highway for a period of eight (8) weeks whether the vehicle is operable or not.

Kitchen. A kitchen is any space used for the storage and preparation of foods.

Major Recreational Equipment. Major recreational equipment means travel trailers (a vehicle, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational or vacation uses, or permanently identified as a travel trailer by the manufacturer of the trailer); Pick-up Coaches (a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation); Motorhomes (a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle); Camping trailers (a canvas material, or metal folding structure, mounted on wheels designed for travel, recreation and vacation use); boats; snowmobiles; jet skis; all-terrain vehicles (ATV); dirt bikes; golf carts; and trailers holding boats, snowmobiles, jet skis, all-terrain vehicles (ATV), dirt bikes or golf carts.

Noxious Weeds. Noxious weeds means any plant now or hereafter listed by the State of Illinois as a noxious weed pursuant to the Illinois Noxious Weed Act, 505 ILCS 100/1 et seq., any plant now hereafter listed as an exotic weed by the Illinois Exotic Weed Act, 525 ILCS 10/1 et seq., dandelions, poison ivy, (Toxicodendron Radicans), Poison Oak (Toxicodendron Quercifolium) and Poison Sumac (Toxicodendron Vernix).

Person. Person means any natural person, partnership, corporation, trust or other legal entity.

Private Alarm Contractor. A person licensed by the State of Illinois as a Private Alarm Contractor pursuant to 225 ILCS 446/1 et seq.

Rodent. A rodent means rat or a mouse.

Rooming house. A rooming house is a residential building containing one (1) or more rooming units.

Rooming unit. A rooming unit is any room or group of rooms forming a single unit used for living and sleeping, but not for cooking.

Turf grass. Turf grass means any grass except grasses being grown for food or agricultural purposes and ornamental grasses which are intentionally and sporadically planted as part of a landscape design.

Unlicensed vehicle. An unlicensed vehicle is any vehicle which does not display a valid license plate or license applied for sticker.

Yard. A yard is any area on a lot that does not contain a structure, driveway, or permitted hard-surfaced parking area.

30. Section 301.2 – Responsibility. Insert the words “including the interior of the structure” after the word “structures” in the first sentence. Insert the words “exclusively” after the word “they” in the third sentence.
31. Section 301.3 – Vacant structures and Land. Add the following line: Additionally, vacant structures must comply with provisions set forth in the Municipal Code of the City of Le Roy, 2003, as amended, Vacant Buildings.
32. Section 302.1 – Sanitation. Delete the second sentence and substitute therefore: “No well, cistern, excavation or other depression shall exist in a dangerous or unprotected condition.”
33. Section 302.2 – Grading and Drainage. Add at the end of this section: No fill excavation dirt, or concrete chunks should be mounded above the natural terrain. SEC.4-1-3D of the Municipal Code of the City of Le Roy must be complied with in regard to standing water.
34. Section 302.4 - Weeds. Delete the language of this section and substitute therefore the following: Section 302.4 – Vegetation.
 - a. All premises and exterior property shall be maintained free from noxious weeds or turf grass, which exceeded eight (8) inches in height.
 - b. All areas not containing a structure, paved pathway, driveway, or permitted hard surfaced parking area must be covered with vegetation such as grass, shrubs, trees or gardens. Where the vegetation has died, the area must be re-planted.
 - c. All dead trees, tree limbs and shrubs shall be removed.

- d. All bushes and trees must be trimmed to allow for free passage along sidewalks and streets, and to allow for adequate line of sight for vehicular and pedestrian traffic along streets and sidewalks.
- e. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, the City of Le Roy shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property and such costs may become a lien on the property.

35. Section 302.7 – Accessory Structures. Add the word “sheds” after the word garages.

36. Section 302.8 – Motor Vehicles. Delete the entire section and substitute therefore:

No unlicensed or inoperable motor vehicle shall remain on a premises unless such vehicle is in an enclosed building, or unless said premises has as its principal use the maintenance, repair, sale, storage, or manufacture of vehicles. Motor vehicles may not be parked other than on a permitted hard-surfaced area except major recreational equipment and domestic utility trailer as set forth in the Municipal Code of the City of Le Roy, 2003, as amended. In areas where repeated violations of this section occur, the Code Official can require a property owner to install curbs, fences, posts or other devices intended to prevent violations of this section. No truck with more than two axles or any vehicle with a height in excess of eight (8) feet or a gross weight of more than 10,000 pounds, or any trailer, except for major recreational equipment or domestic utility trailers, shall be parked on any premises outside a building which are zoned for residential purposes except when such vehicle is being used for delivery purposes, or when a construction permit has been issued for the property and the truck or trailer is reasonably necessary for the completion of the construction, or as otherwise provided by law. No owner of property shall permit a violation of this section to occur on their property.

37. Section 302.9 – Defacement of Property. Delete this section.

38. Section 304.1.1 – Add at the end: The forgoing list shall not be considered an exhaustive list of unsafe conditions, but shall be considered as examples of unsafe conditions. Any condition which causes a structure to be unsafe so as to create a danger to the occupants or the public may be declared an unsafe condition requiring repair, removal, replacement, or closure.

39. Section 304.2 Add the following language at the end of this section:

All exterior surfaces including windows and doors shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Exterior painted surfaces of dwellings and child and day care facilities, including fences and accessory structures, which contain lead levels equal to or

greater than 1.0 milligram per square centimeter or an excess of 0.50 percent lead by weight shall be maintained in a condition free of peeling, chipping and flaking paint.

40. Section 304.5 – Foundation walls. Add the words “and water” after the word “pests”.

41. Section 304.7 – Roofs and Drainage. Delete the entire section and substitute therefore the following:

The roof and flashing shall be sound, tight and not have defects that admit rain. The roof shall not have curled or missing shingles or tiles. Only approved roofing materials may be used for repairs. Roof drainage shall be adequate to prevent dampness or deterioration in the wall or interior portion of the structure, and the exterior of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that created a private or public nuisance or the accumulation of standing water, either on the property or other property. Gutters and downspouts shall be required on all buildings originally designed to have gutters and downspouts.

42. Section 304.13 – Window, Skylight and Door Frames. Add the following:

Boarding up. No window, door or other opening shall be boarded up or otherwise secure by any means other than conventional methods used in the design of the building or otherwise permitted for new construction of similar type for a period in excess of thirty (30) days unless authorized pursuant to a vacant building plan.

43. Section 304.14 – Insect Screens. Insert the dates “April 15” and “October 15” as the beginning and ending dates for the requirements of insect screens.

44. Section 305.1.1 Add at the end: The foregoing list shall not be considered an exhaustive list of unsafe conditions, but shall be considered as examples of unsafe conditions. Any condition which causes a structure to be unsafe so as to create a danger to the occupants or the public may be declared an unsafe condition requiring repair, removal, replacement, or closure.

45. Section 305.3 – Interior Surfaces. Delete this section and substitute in lieu therefore the following: Section 305.3 Interior Surfaces. All interior surfaces including windows and doors shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Interior painted surfaces of dwelling and child and day care facilities, which contain lead levels equal to or greater than 1.0 milligram per square centimeter or an excess of 0.50 percent lead by weight shall be maintained in a condition free from peeling, chipping and flaking paint. No interior surface shall have an excess accumulation of mold or mildew. All worn, frayed or un-cleanable carpet or vinyl shall be replaced.

46. Section 307.1 – Handrails and Guardrails. Delete the number 30 wherever it appears in this section and substitute therefore the number 36.
47. Section 308.1.1 – Outdoor Storage of Indoor Upholstered Furniture. Add the following:
Section 308.1.1 – Outdoor Storage of Indoor Upholstered Furniture. No person shall place, use, keep, store or maintain outdoors any indoor upholstered furniture not manufactured for outdoor use, including, but not limited to, upholstered chairs and couches, except when said indoor upholstered furniture is placed at the curb after making arrangements with the City for removal or when said indoor upholstered furniture is placed outside as part of a garage sale. No real property owner or real property manager or other person in control of such real property shall permit indoor upholstered furniture to remain on such property after it has been placed there in violation of this section. As used herein indoor upholstered furniture means furniture constructed with stuffing or cushions or springs, not intended for outdoor use. As used herein outdoors means any place visible from public place and exposed to precipitation, including but not limited to yards, rooftops, and unenclosed porches, decks, patios, and balconies. As used herein “unenclosed” means an area not totally surrounded with combination of walls, windows, doors, floor and roof.
48. Section 308.2.1 – Rubbish Storage Facilities. Add the phrase “of adequate size and number” before the word “and”.
49. Section 308.3.1 – Garbage Facilities. Delete this section and substitute therefore: The owner of every dwelling unit shall supply approved leak-proof, covered outside garbage containers of sufficient size to accommodate all garbage generated by the dwelling unit(s).
50. Section 309.2 – Owner. Delete the phrase “within the structure prior to renting or leasing the structure”.
51. Section 309.3 – Single Occupant. Delete this section.
52. Section 309.4 – Multiple Occupancy. Delete this section.
53. Section 309.5 – Occupant. Delete this section.
54. Section 401.1 Add the following to the end of this section: Nothing in this code shall abridge the requirements of the Mechanical Code of the City of Le Roy, as amended. In places where this code and the Mechanical Code conflict, the stricter restriction shall apply.
55. Section 402.1 – Habitable Spaces. Add the following to the end of this section:

Bedrooms which are below grade which existed prior to the adoption of this Code shall cease their use as a bedroom unless they meet the following standards:

- (1) Stair and hallway geometry. All stairs leading to such bedrooms must have a riser height of or more than 8.25 inches, a tread depth of no less than 9 inches a tread width of no less than 32 inches and headroom of no less than 76 inches. Hallways and doors serving bedrooms must be at least 32 inches wide.
- (2) Ceiling height. The ceiling height in the bedroom and all hallways and doors serving bedrooms shall be a minimum of 80 inches high. Projections from the ceiling into the room, such as beams and ducts, may not intrude so that the remaining height is below 76 inches. Projections into the room may not constitute more the 25% of the overall ceiling area.
- (3) Egress windows and doors. Except as set forth in subsection (1) of this section, egress must be provided as set forth in the International Residential Code as adopted.
- (4) Smoke alarms. Smoke alarms must be provided as set forth in the International Residential Code as adopted.

56. Section 403.3 – Cooking Facilities. Delete the second exception.

57. Section 404.1 – Privacy. Add at the end of this the following language: No dwelling unit shall be constructed so that access to the street or additional facilities such as laundry rooms or heating facilities requires a person to pass through any other dwelling unit or commercial unit.

58. Section 404.5 – Overcrowding. Add the phrase at the end of the first section sentence “or as permitted by the Municipal Code of the City of Le Roy, 2003, as amended.”

59. Section 404.6 – Efficiency Unit. Delete the language “Nothing in the section shall prohibit an efficiency living unit from meeting the following requirements:” and substitute therefore “All efficiency units must meet the following requirements.”

60. Section 404.6(1) Add the following sentence at the end of part (1): These required areas shall also be exclusive of any dining alcove in excess of 125 square feet.

61. Section 404.7 – Food Preparation. Add the following at the end of the section: In dwelling units all kitchens shall include a refrigerator to be used for the storage of food, a stove for the preparation of cooked foods and a sink and faucet connected to both hot and cold water supplies. Any appliance supplied by the owner shall be in good and safe working order and in a condition in which they may be kept clean and sanitary. No more than one kitchen per dwelling unit shall be permitted.

62. Section 501.1 - Add the following to the end of this section: Nothing in the code shall abridge the requirements of the Plumbing Code, or the Municipal Code of the City of Le Roy, as amended. In places where the code and plumbing code conflict, the stricter restriction shall apply.

63. Section 502.5 – Public Toilet Facilities. Delete the word “International.”
64. Section 503.4 – Floor Surface. Add at the end of this section the following: In dwelling units, the floor must be maintained in a clean and sanitary condition.
65. Section 505.1 – General. Omit the word “International.”
66. Section 507.1 – Storm Drainage. Delete the words “a public nuisance” and substitute therefore “a private or public nuisance. The accumulation of standing water, either on private property or other property, is prohibited. Gutters and downspouts shall be required and shall be in good repair.”
67. Section 601.1 – General. Add the following to the end of this section: Nothing in this code shall abridge the requirements of the Mechanical or Electrical Code of the City of Le Roy. In places where this code and Mechanical or Electrical Code conflict, the stricter shall apply.
68. Section 602.2 – Residential Occupancies. Delete the exception and phrase “based on the winter outdoor design temperature for the locality indicated in Appendix D of the plumbing code” and substitute therefore “when the outdoor temperature is minus ten degrees Fahrenheit (-10°F). Portable heating equipment shall not be considered as heating facilities”.
69. Section 602.3 – Heat Supply. Insert October 1 and May 1 for the starting and ending dates of the heating season. Delete the exception and add the following at the end of the sentence: “when the outdoor temperature is above minus ten degrees Fahrenheit (-10°F). When the outdoor temperature is below minus ten degrees Fahrenheit (-10°F), the heating system must be operating at full capacity”.
70. Section 602.4. Insert October 1 and May 1 for the starting and ending dates of the heating season.
71. Section 606 – Elevators, Escalators, and Dumbwaiters. Delete Section 606.
72. Section 701.1 Add the following to the end of this section: Nothing in this code shall abridge the requirements of the Fire Code or Municipal Code of the City of Le Roy. In places where this code and any other code conflict, the stricter restriction shall apply.
73. Section 702.1 Omit the second sentence and substitute therefore the following: No egress door shall be blocked by any chair, table, or other object at any time.
74. Section 702.2 Omit this section and substitute therefore the following: Arrangements of chairs or tables and chairs shall provide for ready access by aisle access ways and aisles to each egress door. The clear width of aisles shall not be blocked by chairs, tables or other objects.

75. Section 702.3 – Locked Doors. Add the following after the word “Code”: “and is approved by the Code Official for security purposes.”
76. Add Section 702.5 – Arrangements as follows: Arrangements. Exits from dwelling units, rooming units, guest rooms, or dormitory units shall not lead through other such units or through toilet rooms or bathrooms.
77. Add Section 702.6 – Exit Signs as follows: Exit signs. All exit signs of egress shall be indicated with approved exit signs as required by the Building Code. All exit signs shall be maintained visible and illuminated at all times that the building is occupied.
78. Add Section 702.7 – Stairway Identifiable. Stairway Identifiable. A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor, of the exit discharge.
79. Add Section 702.8 – Emergency Escape. Emergency Escape. Every sleeping room located below the third story in a 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, except for buildings equipped throughout with and automatic fire suppression system.
80. Section 703.4 – Opening Protectives. Add the following sentence at the end: Fire doors shall not be held open by door stops, wedges or other unapproved hold-open devices.
81. Section 704.3 – Fire Extinguishers. Add as follows: Fire extinguishers shall be maintained in operating condition and shall be visible with ready access thereto. Fire extinguishers shall display a certificate or inspection by a licensed Illinois Fire Equipment Distributor bearing a date no more than one year old.
82. Add Section 704.4 – System Certification as follows: Every fire alarm, smoke alarm, smoke detector, fire detector and fire suppression system shall be tested in the manner and frequency prescribed in the Fire Code. Every fire suppression system and every fire alarm system, smoke alarm, smoke detector and smoke detector system which is not able to be easily tested by the Code Official must be tested by a licensed Illinois Fire Equipment Distributor or a licensed Illinois Private Alarm Contractor as set forth in the Fire Code, but in no event less than on an annual basis. Any building owner or owner’s agent shall produce a copy of the fire alarm, smoke alarm and fire suppression system certificate with a date not more than one year old upon demand of the Code Official.
83. Section 704.5 – Fire Department Connection. Delete this section.

84. Section 704.6 – Single and Multiple Station Smoke Alarms. Delete this section and substitute therefore the following: Approved smoke alarms shall be installed and maintained in all structures except sheds with no electrical service and which are generally not occupied by persons.
85. Section 704.6.1 – Where Required. Delete this section.
86. Section 704.6.1.2 – Group R-2, R-3, R-4 and I-1. Delete the words “Groups R-2, R-3, R-4 and I-1” and substitute therefore the words “all Buildings” and add the following at the end of this section: “4. Hard-wired smoke alarms or smoke detectors may not be replaced with battery operated smoke detectors or smoke alarms.”
87. Amend 705.1 as follows: Section 705.1 – Carbon Monoxide Detectors. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes.
88. Add Section 706 – Hazardous Materials as follows: Combustible, flammable, explosive or other hazardous materials such as paints, volatile oils, and cleaning fluids or combustible trash such as wastepaper, boxes and rags shall not be accumulated or be stored unless such storage complies with applicable requirements of the Fire Code.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion
Made by Kyle Merkle and seconded by Justin Morfey by roll call vote on the 15th Day
of January 2024, as follows

Aldermen elected 8

Aldermen Present 6

Voting Aye: Dawn Hanafin, Justin Morfey, Kyle Merkle, Patti Welander, Ron Legner,
Matt Steffen.

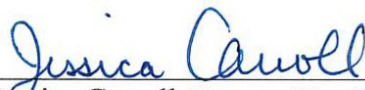
Voting Nay: None

Absent: Kelly Lay, Sarah Welte

Abstain: None


Other: None

and deposited and filed in the office of the City Clerk in said municipality on the 15th
Day of January 2024.




Jessica Carroll, Deputy City Clerk of the City
of Le Roy, Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 15th Day of
January, 2024



Steven M. Dean, Mayor of the City of Le Roy,
Mc Lean County, Illinois

ATTEST: (SEAL)



Jessica Carroll, Deputy City Clerk of the City of
Le Roy, Mc Lean County, Illinois



CERTIFICATE

I, Jessica Carroll, certify that I am the duly appointed and acting municipal deputy city clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **January 15, 2024** the Corporate Authorities of such municipality passed and approved **Ordinance No. 24-01-04-53** entitled:


**AN ORDINANCE ADOPTING THE INTERNATIONAL PROPERTY
MAINTENANCE CODE**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 24-01-04-53**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **January 15, 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 Le Roy, Illinois this 15th Day of January 2024.

(SEAL)


Jessica Carroll, Deputy City Clerk of the
City of Le Roy, McLean County, Illinois



STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Jessica Carroll, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such Deputy City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

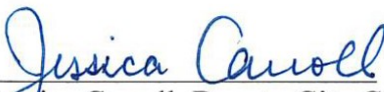
I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

AN ORDINANCE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 15th Day of January 2024, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 15th Day of January 2024

(SEAL)


Jessica Carroll, Deputy City Clerk of the
City of Le Roy, McLean County, Illinois

