
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 23 - 14

**AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY
CODE OF ORDINANCES ADOPTING THE 2021 INTERNATIONAL RESIDENTIAL
CODE AND ELIMINATING A CONFLICTING PORTION OF CODE REGARDING THE
STORAGE OF VEHICLES WITHIN RESIDENTIALLY ZONED PROPERTY**

DAVID SPESIA, President
ALEXIS STONE, Village Clerk

SARAH BEACH
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Village Trustees

ORDINANCE NO. 23-14

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WHEREAS, it is in the best interest of the residents of Coal City that the Village update the Village Code in a timely manner; and

WHEREAS, the Planning and Zoning Board published and conducted a public hearing on Monday, June 5, 2023; and

WHEREAS, the Planning & Zoning Board has examined the building codes required for construction within the village requiring an upgrade incorporate the 2021 International Residential Code (IRC) with certain amendments; and

WHEREAS, completion of the standards adopted within Table R301.2 of the 2021 IRC relies upon the data made available due to the inclusion of the Ottawa, IL Station #116526, within the National Oceanic and Atmospheric Administration (NOAA) Air Freezing Index – USA Method; and

WHEREAS, an existing conflict within the code regarding the storage of vehicles within residentially zoned areas necessitated the elimination of one portion of the existing code; and

WHEREAS, the Board of Trustees has determined that it is in the best interest of the Village to update the building code requirements and standards regarding the application of building permits.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy & Will Counties, Illinois, as follows:

Section 1. Recitals. The recitals listed below shall amend the existing code provisions as provided.

Section 2. Updating the Existing Residential Construction Requirements with the 2021 IRC. Section 150.1 shall be amended as indicated below replacing the existing 2015 IRC with an updated version of the IRC:

150-1 Adoption of Building Code, Residential Code, Property Maintenance Code, Plumbing Code, Electrical Code and Fire Code.

There is adopted by the Village for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, and location and maintenance of buildings and structures, including permits and penalties, the International Building Code, 2015 Edition, including Appendices A, B and C; the International Residential Code, ~~2015~~ **2021** Edition; the International Property Maintenance Code, 2015 Edition; the Illinois State Plumbing Code (77 Ill. Adm. Code 890), current edition, issued by the Illinois Department of Public Health; the National Electrical Code, 2014 Edition; the International Fire Code, 2015 Edition; and all revisions, supplements and amendments to the foregoing, subject to the additions, insertions, deletions and modifications specified in 150-2 of the Village Code.

Section 3. Incorporation of Specified Standards within the 2021 IRC. The selection of standards within Table R301.2 of the 2021 IRC determines many of the construction standards regarding the environment of Coal City and hardness of construction to be required for improvements within its residential districts and are set forth below:

Ground Snow Level	25 lbs.
Wind Design	
Speed	140 mph
Topographic Effect	No
Special Wind Region	B
Windborne Debris zone	N/A
Seismic Design Category	A

Subject Damage From Weathering	Severe
Frost Line Depth	42"
Termite	Moderate/Heavy
Winter Design Temperature	-4 degrees (F)
Ice Barrier Underlayment Required	Yes
Flood Hazards	N/A
Air Freezing Index	1,340
Mean Annual Temperature	51.5 degrees (F)

Section 4. Including Modifications to the 2021 IRC. Section 150-2 of the Village Code shall be as amended to include the following amendments listed below:

- E. Footings. Section R403.4 shall be deleted in its entirety. Precast concrete foundations must comply with the standards set forth in R403.1. **All exceptions listed within R507.3 shall be eliminated.**
- I. **Construction for which permits are required. Within the 2021 IRC those exceptions listed within R105.2 regarding subsections 1 regarding sheds, 2 regarding fences, and 10 regarding decks are eliminated.**
- J. **Opening Protection Requirement. The last sentence within R302.5.1 is deleted, which enables doors to be utilized without a self-closing device.**
- K. **Elimination of Certain Appendices. Construction within Coal City shall meet those standards listed within the 2021 IRC. Certain appendices to the base code enable a lesser construction standard due to the specific type of project or are regulated elsewhere by the State of Illinois. The appendices listed below shall be removed in order to maintain the construction requirements:**

<u>AI101</u>	<u>Private Sewage Disposal</u>
<u>AL101</u>	<u>Permit Fees</u>
<u>AM</u>	<u>Home Daycare</u>
<u>AQ</u>	<u>Tiny Houses</u>
<u>AR</u>	<u>Straw Clay Construction</u>
<u>AS</u>	<u>Strawbale Construction</u>
<u>AT</u>	<u>Solar Ready Provisions</u>
<u>AU</u>	<u>Cob Construction (Monolithic Adobe)</u>

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Section 5. Removal of Existing Requirement regarding Vehicle Storage and Repair.

This portion of code conflicts with those requirements provided within the adopted International Property Maintenance Code, 2015 Edition. The portion of code listed below shall be removed and the remainder of code within his section shall be renumbered accordingly:

~~**156-131 Vehicle storage and repair.** No storage of any kind, nor motor vehicle repair work except for emergency services, is permitted in any open off-street parking or loading area except those provided for single-family detached or attached dwellings.~~

Section 6. Effective Date. After its passage, the amended provisions of the Village Code, outlined herein, shall be effective and commence 10 days after this Ordinance is printed in book or pamphlet form and published by the authority of the corporate authorities.

SO ORDAINED this 19 day of June, 2023, at Coal City, Grundy County, Illinois.

AYES: 5
NAYS: 0
ABSENT: 1
ABSTAIN: 0

VILLAGE OF COAL CITY



David Spesia, President

Attest:



Alexis Stone, Clerk