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Passed 2-18-20

ORDINANCE NO. CO-2020-7

**AN ORDINANCE AMENDING TITLE 5 AND TITLE 14 OF THE BROADVIEW VILLAGE CODE IN CONNECTION WITH FIRE PREVENTION AND PROTECTION AND PUBLIC SAFETY FOR THE VILLAGE OF BROADVIEW, COUNTY OF COOK, STATE OF ILLINOIS.**

\* \* \* \* \*

**WHEREAS**, the Village of Broadview, County of Cook, State of Illinois (the “Village”) is a duly organized and existing village created under the provisions of the laws of the State of Illinois and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

**WHEREAS**, Title 5 and Title 14 of the Village Code of Broadview, Illinois (the “Village Code”) currently regulate fire prevention and protection and public safety, respectively, in the Village (the “Existing Regulations”); and

**WHEREAS**, the Village President (the “President”) and Board of Trustees of the Village (the “Village Board” and together with the President, the “Corporate Authorities”) are committed to protecting the health, safety and welfare of individuals residing in, working in and visiting the Village; and

**WHEREAS**, it is necessary for the Village to update the Existing Regulations from time to time to help ensure that buildings are maintained in a safe and efficient manner, thereby reducing deaths, injuries and property damage; and

**WHEREAS**, based on the foregoing, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village to amend Title 5 and

Title 14 of the Village Code in connection with fire prevention and protection and public safety in the Village;

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Village Board of the Village of Broadview, County of Cook, State of Illinois, as follows:

**ARTICLE I.  
IN GENERAL**

**Section 01. Incorporation Clause.**

All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct, and the Corporate Authorities do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

**Section 02. Purpose.**

The purpose of this Ordinance is to amend Title 5 and Title 14 in connection with fire prevention and protection and public safety in the Village.

**Section 03. Invocation of Authority.**

This Ordinance is enacted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

**Section 04. State Law Adopted.**

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

**Sections 05-09. Reserved.**

**ARTICLE II.**  
**AMENDMENT OF TITLE 5 AND TITLE 14 OF THE BROADVIEW VILLAGE CODE**

**Section 10. Amendment of Title 5, Chapter 2, Sections 5-2-1, 5-2-3, and 5-2-4.**

That the Municipal Code of Broadview, Illinois is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending Title 5, Chapter 2, Sections 5-2-1, 5-2-3, and 5-2-4 as follows:

**5-2-1: FIRE PREVENTION CODE ADOPTED:**

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, those certain codes known as the International Fire Code (2015~~8~~) edition) and appendices as stated below and the Life Safety Code, NFPA 101 (2012~~5~~) edition), save and except those portions as are hereinafter deleted, modified or amended, copies of which are available in the Village Clerk's Office in compliance with section 1-3-2 of the Illinois Municipal Code and the same are hereby adopted and incorporated as if fully set forth herein, and from the effective date hereof, the provisions thereof shall be controlling within the limits of the Village. Where there are competing clauses or conflicts occur between the codes adopted in this section (International Fire Code (IFC) and the Life Safety Code (LSC 101 or NFPA 101)) and another referenced code or standard, the codes adopted by this section shall prevail to the extent the referenced code or standard includes subject matter that is within the scope of the codes adopted by this section.

A. IFC International Fire Code 2015~~8~~ appendices B, D, E, F, G, H, I, ~~and K~~ and N are adopted as part of this Code as follows:

1. Appendices D, F, ~~and G~~, I and N are adopted as regulatory and enforceable parts of this Code.
2. Appendices B, E, H, ~~I~~, and K, are adopted as reference guidelines only.

**5-2-3: AMENDMENTS TO THE INTERNATIONAL FIRE CODE:**

The section numbers hereinafter set forth refer to sections of the International Fire Code to be amended as aforesaid. The following sections of the International Fire Code are amended as follows:

Section 101.1 Village of Broadview –added

Section 101.2.1 Appendices -DELETE

Section 102.10 Conflicting provisions. Where there is a conflict between a general requirement and specific requirements this section shall be applicable. Where, in specific cases, different sections of this or other adapted codes specify different material, methods of construction or other requirements, the most restrictive requirement shall apply, unless otherwise approved by the Fire Code Official.

Section 103.1 Delete

Section 105.1.1 Permits Required. ....shall first make application to the Village of Broadview Building Department and obtain required permit.

Section 105.2.2 ...vehicles, building, devices, premises, storage spaces, procedures, processes, activities, and all other relevant items of Fire and Life Safety to be used to determined.....

Section 105.3.3: Occupancy prohibited before approval. ....fire code official conducting associated inspection indicating .....

Section 105.3.4 Conditional permits. ....permit applicant, the Village of Broadview Building Commissioner is authorized to issue a conditional permit.....

Section 105.3.7 Information on the permit. The fire code official shall review all permits required by this code.....

Section 105.4.4.1 Phased approval. The fire code official is ~~N~~not authorized to issue a permit for the construction of part of a structure, .....

105.6 Required operation permits. The fire code official is authorized to require operational permits for the operation set forth in sections 105.6.1 through 105.6.4~~8~~50.

Section 105.6.~~39~~41 Change “25 lbs” to “15 pounds”. Delete all words after “of cellulose nitrate (pyroxylin) plastics.” Add “Assembly or manufacturing use of pyroxylin plastics is prohibited.”

Section 105.7 Required construction permits. The fire code official is authorized to review construction permits for work as set forth in Sections 105.7.1 through 105.7.18

Section 10~~8~~9 shall be deleted and amended as follows:

Decisions: The Village President, Fire Chief and the Chief Enforcement Officer shall act as a committee to determine and specify, after giving

affected persons an opportunity to be heard, any new materials, processes or occupancies which shall require permits, in addition to those now enumerated in such Code.

Section 307 Delete.

~~Section 404 Fire Safety, Evacuation and lock Down Plans 404.2.3.1 Lockdown plan contents. Lockdown plans may be reviewed by the fire code official and shall include the following:.....~~

403.12.3 Crowd managers for gathering exceeding 300 people

Exceptions:

1. Outdoor events with less than 500 persons in attendance shall not require crowd managers
2. Assembly occupancies used exclusively for religious worship with an occupant load exceeding 500 shall not require crowd managers.

Section 505 Premise Identification. Change size from 4" to minimum of 4" when less than 50' from public way or 6" when greater than 50' viewing distance from Fire Apparatus Approach as approved by fire code official. Keep all the other language that is in IFC

ADD 505.1 new section. Suite identification. Any multi-tenant of shopping malls, mercantile, business, mixed used occupancies or residential shall have identification affixed to doors. This includes any alley, public courtyard court yard or other public spaces. Such identification shall be by numbers or letters that are contrasting in color, that are a minimum 4" in height with a minimum stroke of ½" so as to be identified and plainly visible from at least 50' in distance.

Add 505.1.1 new section Addressing of rear doors. The rear or side doors of all malls, strip centers, commercial buildings and other areas where with multi-tenant spaces shall be identified shall be identified with appropriate address number and name of business. The address shall be minimum of 4" in height with ½" stroke of as approved by the fire code official. This requirement shall extend to interior corridor commercial buildings to prevent confusion in event of emergency.

Add Section 506 - Access Key Boxes.

Where access to or within a structure, space or area is not provided twenty four (24) hours per day, all days of the year because of secured openings, or where immediate entry into buildings and property without forced entry damage or delay is necessary for life or firefighting purposes, a key box shall be installed of a type approved by the Fire Prevention Bureau. Each Key Box is keyed for master key controlled by the Broadview Fire Department. Property owners will purchase and store their master keys, access cards, door codes, gate keys, etc. necessary to gain

access to building. Security Keyed-Boxes will be mounted near building entrances at approved locations as determined by the Fire Code Official.

Section 907.2 Where required-new buildings and structures.

Use Groups A, B, F, H, M, S, R2 with greater than 11 sleeping units: A fire protective signaling system shall be installed in each of these occupancies with the provisions of IFC and NFPA 72 and shall include manual fire alarm boxes and visible and audible alarms installed at each required and marked exit of each occupancy. Existing and new building or structures; Any Exceptions, to required fire protective signaling systems for above noted use groups, that are noted in these sections 907.2.1-907.2.23 and sections 1103.7.1-1103.7.7 are deleted.

Section 907.2.11.2 Single and multiple station smoke detectors and CO Detectors:

Add: In any and all multiple family dwellings, all common areas, such as hallways, stairways, basements and laundry/storage areas are required to have smoke detectors that provide an alarm suitable to warn the occupants of the building. One CO detector shall be required in each common corridor, lobby or area that opens into a common staircase. One CO detector required within 15 feet of utility or laundry room containing gas fire appliance(s).

Section 907.6 Installation and monitoring.

Section 907.6.1 through 907.6.6.2 and NFPA 72. Fire alarm and sprinkler systems are required to be continuously monitored by an Underwriters Laboratory (UL) listed central station approved by Fire Code Official. All Fire Alarm and Detection systems shall be governed by-IFC Chapter 9, NFPA 72 2013~~6~~ and the Village of Broadview Fire alarm requirements. All systems, existing or new, shall utilize AES radio mesh network as means of transmitting signal.

EXCEPTION: Proprietary – A proprietary supervising station is a supervising station under the same ownership as the buildings protected by the fire alarm systems. At a proprietary supervising station, personnel are constantly in attendance to supervise and investigate fire alarm system signals. The receiving point must be in a separate structure or a part of a structure that is remote from any hazardous operations. This exception has to be approved by the Fire Code Official.

Section 907.8 Inspection, testing and maintenance. Record of inspection, testing and maintenance shall be maintained. Copy of all inspections shall be electronically transmitted to fire code official to destination approved by fire code official.

Section 1022 Exits:

Section 1022.2.3 amend as follows:

Under most all circumstances, all use group occupancies within the municipality limits are required to have a minimum of two (2) exits per floor, which shall include above and/or below grade level.

Chapter 12 Energy Systems

After publication IFC ed 2021 chapter 12 “Energy Systems” shall take precedence for any language referencing Energy Storage Systems: and

Shall Comply with Chapter 12 ed 2021 IFC “Energy Systems”

UL9540 (9540A) Standard for energy storage systems and equipment certified and tested

NFPA 855 Standard for the installation of stationary energy storage systems.

Shall be adapted all installation requires permitting process.

Fire Chief or Fire Code official approval is required.

Section ~~F-2400.05301~~ - General:

Section ~~2400.15301.1~~ – Scope

The limits referred to in this article on storage of flammable compressed gas shall be deleted and read as follows: No bulk storage of Liquefied Petroleum Gases (LPG) or any other flammable compressed gases shall be permitted to be stored above ground within the municipality limits.

Chapter 56 Explosives and Fireworks

Section 5601 General

The limits referred to in this article for the storage, manufacturing, possession, sale and transportation of explosives, ammunition and blasting agents shall be deleted and read as follows: Storage, sale, possession, manufacturing and transportation of explosives, ammunition and blasting agents is prohibited within the Municipality limits.

Exception: Keep 1,2,3,5,7,8,9 as is but change the following subsections as indicated:

(4) Change 1 pound to ½ pound, Change 20 pounds to 10 pounds of smokeless powder.

(6) Add "Permit required for" special industrial explosives

(10) Where small arms ammunition is for sale for the use of sport or other use in an official capacity as deemed appropriate by the Fire Code Official.

IFC Section 5704.2 F 2805.0 ~~Above Ground Tank Storage:~~

~~Sections F 2805.1 through F 2805.4:~~

Delete and amend as follows: Except on Village-owned property that is zoned "I" Institutional District, above-ground storage of flammable and/or combustible liquids is prohibited within the municipality limits.

Exceptions (4):

A. Class III B combustible liquid having a flash point at or above 350 degrees Fahrenheit.

B. All other limited quantities of flammable and/or combustible liquids allowed above ground as permitted by the Fire Code Official shall be stored in approved flammable liquids cabinets and/or storage rooms designed for such purposes. Annual Permit Required.

C. Critical government non-government facilities are those buildings that are necessary to the continuing operation of essential services following a significant event. Examples of these include police stations, fire stations, essential healthcare buildings, emergency treatment facilities, institutional facilities, structures containing highly toxic materials, public utilities, Aviation Control Centers, and emergency operations centers (EOC).

D. Existing Tanks (AST's) that are in use and compliant to code. This exception does not transfer to new occupancies, usages, new building owners or operations. Annual Permit is required

\*All Above Ground Storage Tanks shall meet all Federal and State regulations and requirements.

Chapter 61 Scope.

The limits referred to in this article on storage of flammable compressed gas shall be deleted and read as follows: No bulk storage of Liquefied Petroleum Gases (LPG) greater than 2,000 Container Capacity (water gallons) or any other flammable compressed gases shall be allowed to be stored above ground within the municipality limits. All ~~Liquefied Petroleum Gas~~ LPG tank installation and



storage in excess of 500 gallons (1893 L) water capacity requires a permit per Section 105.6.28.

Section 6504.1.2 Capacity limitation. Change “more than 1,000 pounds” to “more than 250 pounds.” Change “Each compartment shall not contain more than 250 pounds (114 kg)” to “Each compartment shall not contain more than 125 pounds (57kg).”

Section 6504.1.4 Heat Sources. Change “2 feet” to “3 feet.”

Section 6504.1.5 and 6504.1.6 Add “No Manufacturing is allowed in Municipal Limits.”

#### **5-2-4: NEW CONSTRUCTION:**

IFC section 903

Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12. Any reference to exceptions for the installation of sprinkler or suppression systems shall be deleted.

Any and all new construction within the Municipality limits, regardless of use group, is required to install a fully automatic fire sprinkler and suppression system in accordance with IFC 2015~~8~~, NFPA 101, 2012~~5~~, NFPA 20, 2013~~6~~, NFPA 13, 2013~~6~~, NFPA 13R, NFPA 13 D and any applicable Village of Broadview requirements.

Exceptions:

- A. Single-family dwelling units. (R-3)
- B. Multiple-family dwelling (R-2) units of three (3) stories or less and having no more than six (6) individual dwelling units per building, provided full heat and smoke detection is installed.

IFC Chapter 9 Fire Protection Systems:

Section 903.2.1–

Where there is a change of ownership, change of hazard, change of use or change of occupancy classification Existing Buildings or Structures shall have an automatic fire protection system (sprinkler or suppression) installed per applicable codes or standards: IFC 2015~~8~~, NFPA-R, -NFPA-D, NFPA 13, NFPA 101, ed 2012~~5~~ or Village of Broadview Requirement in all of the following types of occupancies: (A) Assembly, (B) Business, (E) Educational, (F) Factory and Industrial, (I) Institutional, (M) Mercantile, (R) Residential, (S) Storage and (U) Utility and Miscellaneous, -All systems shall be approved by the fire code official except as provided for in the following sections:

Exceptions:

Use Group A-1, A-2, A-4, A-5 ~~Where~~ occupancy load is less than 200 unless a more restrictive occupancy load is noted in the IFC 2015~~8~~, NFPA 101 ed 2015, or any other applicable code or standard adapted by the Village of Broadview.

Use Group A-4~~3~~:

All buildings used as churches and for similar religion purposes, providing they have a full fire detection system of heat and smoke detectors installed throughout.

Use Group B:

Where square footage is 7,000 square feet or less.

Use Group E:

All buildings used for the purpose of education through the 12th grade and have 2 or less stories in height, providing they have a full fire detection system of heat and smoke detectors installed throughout.

Use Group M: ~~Where~~ square footage is 7,000 square feet or less.

Use Group R:

All single-family dwelling units and multiple family units of 3 stories or less and having no more than 6 individual dwelling units per building.

Section 903.2.2. All (H) High Hazard occupancies shall have fire protection system installed per applicable codes or standards; IFC 2015~~8~~, NFPA 13, NFPA 101, 201~~25~~ or Village of Broadview Requirement. All systems shall be approved by the fire code official.

**Section 11. Amendment of Title 14, Chapter 1, Sections 14-1-5 and 14-1-6.**

That the Municipal Code of Broadview, Illinois is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending Title 14, Chapter 1, Sections 14-1-5 and 14-1-6 as follows:

**14-1-5: REGISTRATION OF ALARM SYSTEM:**

Within thirty (30) days of the installation or removal of an alarm system, security or fire alarm within the Village, the owner of the property shall register the alarm system with the Village or notify the Village of the system's removal, unless the property is leased. If the property is leased, the lessee of the property shall be responsible for registering the alarm system or notifying the Village of the system's removal within thirty (30) days of the installation or removal. The registration fee per alarm system shall be twenty-five dollars (\$25.00) and

thereafter an annual registration fee of twenty-five dollars (\$25.00) shall be due each subsequent calendar year. Failure to register an alarm system or to notify the Village of a system's removal shall result in a fine of twenty-five dollars (\$25.00).

**14-1-6: DISPLAY OF ~~ALARM PERMIT~~ LIFE SAFETY REGISTRATION PERMIT:**

Upon registration of an alarm system the Village shall issue to the alarm user a permit sticker that shall be displayed in a conspicuous location upon the premises. It shall be unlawful for the owner or lessee of an alarm system not to display the issued permit.

A "LIFE SAFETY REGISTRATION PERMIT" is required for each business address regardless of whether that address has its own alarm to register.

**A. LIFE SAFETY REGISTRATION PERMIT**

This section requires businesses to register their "Occupancy Classification" with the Fire Department and is applicable to all businesses.

Only one Life Safety Registration Permit is required per business and or occupant space. However, Life Safety Registration is required for each tenant space in multi-tenant buildings

**ARTICLE III.  
AUTHORIZATION, HEADINGS, SAVINGS CLAUSES, EFFECTIVE  
DATE**

**Section 12. Authorization.**

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out and give effect to this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the Village are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with this Ordinance.

**Section 13. Headings.**

The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive

part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

**Section 14. Severability.**

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 15. Superseder.**

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 16. Effective Date.**

This Ordinance shall be effective and in full force upon its passage and approval.

[THE REMAINDER OF THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED by the Village Board of the Village of Broadview, Cook County, Illinois on this 18 day of FEBRUARY 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Miller			✓	
Senior	✓			✓
Tierney	✓			✓
Horne			✓	
Abraham	✓			✓
Jones			✓	
(Mayor Thompson)	✓			✓
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>4</b>

SO PASSED, ADOPTED, APPROVED AND ENACTED IN AND AT THE VILLAGE OF BROADVIEW, COUNTY OF COOK, STATE OF ILLINOIS, THIS 18 DAY OF FEBRUARY 2020.

APPROVED,



VILLAGE PRESIDENT

ATTEST: Kevin McShain

Village Clerk

Recorded in the Municipal Records:  
Published in Pamphlet Form:

