
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE ADOPTING THE 2021 EDITION OF THE ICC INTERNATIONAL
MECHANICAL CODE AND AMENDING ARTICLE VI OF CHAPTER 22 –
BUILDINGS AND BUILDING REGULATIONS**

JOHN BEARROWS, Mayor
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City Council

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ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2021 EDITION OF THE ICC INTERNATIONAL MECHANICAL CODE AND AMENDING ARTICLE VI OF CHAPTER 22 – BUILDINGS AND BUILDING REGULATIONS

WHEREAS, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, the City of Rochelle seeks to update its Building Code regulations by adopting the 2021 edition of the International Code Council (“ICC”) International Mechanical Code including Appendix A and amending Article VI of Chapter 22 accordingly, (proposed amendments attached herein as Exhibit A); and

WHEREAS, the City Council finds that it is in the best interests of the city to adopt the 2021 edition of the ICC International Mechanical Code, with certain amendments thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:

SECTION ONE: The foregoing Recitals are not mere preparatory language but are hereby incorporated in this Section One as if said Recitals were fully set forth.

SECTION TWO: The 2021 edition of the ICC International Mechanical Code and Appendix A is hereby adopted. “ARTICLE VI. – MECHANICAL CODE” of “Chapter 22 – BUILDINGS AND BUILDING REGULATIONS” of the Rochelle Municipal Code is hereby amended as reflected in the attached Exhibit A.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk with the approval of the City Manager, is authorized to correct any non-substantive drafting or formatting issues in Chapter 22 that may result from the adoption of this Ordinance. The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall become effective July 1, 2025.

PASSED THIS 23rd day of June 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 23rd day of June, 2025.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A
International Mechanical Code

Article VI of Chapter 22, of the Municipal Code of the City of Rochelle, Illinois, is hereby amended as follows:

ARTICLE VI. - MECHANICAL CODE

Sec. 22-88. - Adopted by reference.

The ICC International Mechanical Code/2021 as published by the International Code Council including Appendix A is hereby adopted and amended as the Mechanical Code of the City of Rochelle in the State of Illinois; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part thereof as if fully set out in this article, with the additions, insertions, deletions and amendments contained in section 22-89 of this article. A copy of this code shall remain on file at the office of the city clerk and building division of the community development department for public review and inspection.

Sec. 22-89. - Amendments.

The ICC International Mechanical Code/2021 is amended as follows:

(1) Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the *Mechanical Code* of The City of Rochelle, State of Illinois, hereinafter referred to as "this code."

(2) Section 103.5 is added as follows:

103.5 Restriction of employees. An official or employee connected with the enforcement of this code, except whose only connection is that of a member of the board of appeals established under the provisions of section 22 of this code, 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 the interests of the department.

(3) Section 105.1 is amended as follows:

105.1 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided that the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and does not lessen health, life and fire safety requirements. ~~The details of~~

~~action granting or rejecting modifications shall be recorded and entered in the files of the mechanical inspection department.~~

(4) Section 106.1.3 is added as follows:

106.1.3 Permits required. Mechanical work shall not be commenced until a permit for such work has been issued by the code official. A mechanical permit shall not be transferable. All work shall be performed and completed by permit holder. License holder or firm must be on site while work is being performed to supervise, install, and direct work under scope of permit.

(5) Section 106.2 is amended as follows:

106.2 Permits not required. Permits shall not be required for the following types of mechanical work:

1. Any portable heating appliances.
2. Portable ventilation appliances and *equipment*.
3. Portable cooling units.
4. Steam, hot water or chilled water piping within any heating or cooling *equipment* or appliances regulated by this code.
5. Replacement of any minor part that does not alter the approval of *equipment* or an *appliance* or make such equipment or appliance unsafe.
6. Portable evaporative coolers.
7. Self- contained refrigeration ~~system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.~~ package-type equipment in which all components of the refrigeration system are located within a single enclosure without requirement for on-site assembly or piping of any kind whatsoever.

(6) Section 109.2 is deleted and replaced as follows:

~~109.2 Schedule of permit fees.~~

~~Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by applicable governing authority. The permit and inspection fees shall be as established and published by the Rochelle City Council from time to time and made available to the public.~~

109.2 Work commencing before permit issuance. When a permit is required by this code, and work is started or proceeds without a valid permit, penalties shall be assessed by a fine per the general penalty of section 1-15 for each offense and each day that said offense occurs or continues to occur; however, noncompliance of orders issued by the Building Official the fine shall be no less than \$200.00 or more than the maximum amount allowed by state statute for each offense and each day that said offense occurs or continues to occur.

(7) Section 109.4 is deleted and replaced as follows:

109.4 Work commencing before permit issuance. ~~Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.~~

109.4 Work commencing before permit issuance. When a permit is required by this code, and work is started or proceeds without a valid permit, penalties shall be assessed by a fine per the general penalty of [section 1-15](#) for each offense and each day that said offense occurs or continues to occur; however, noncompliance of orders issued by the Building Official the fine shall be no less than \$200.00 or more than the maximum amount allowed by state statute for each offense and each day that said offense occurs or continues to occur.

(8) Section 109.6 is amended as follows:

109.6 Refunds. ~~The building official is authorized to establish a refund policy. No plan review or permit fees shall be refunded.~~

(9) Section 113.1 is amended as follows:

113.1 General. In order to hear and decide the appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall hereby created a board of appeals. The board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of this code pursuant to the provisions of Section 107 (Means of Appeals). The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the code official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

(10) Section 113.2 is deleted and replaced as follows:

Section 113.2 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 the authority to waive requirements of this code or interpret the administration of this code. The board shall not have authority to waive requirements of this code or interpret the administration of this code.~~

(11) Section 114.1 is deleted and replaced as follows:

Section 114.1 Membership of the board. The Planning and Zoning Commission, as established by Chapter 74, Article II, Section 74-31, of the Rochelle Municipal Code,

shall serve as the Board of Appeals. The building official shall be an ex officio member of said board but shall not vote on any matter before the board.

- (12) Section 114.1.1 is added as follows:

114.1.1 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of ~~three~~ four or more members.

- (13) Section 114.1.2 is added as follows:

114.1.2 Scope. The board shall examine applications for licenses involving any installation of work governed by the provisions of this code.

- (14) Section 114.3.1 is added as follows:

114.3.1 Qualifications. The board shall consist of ~~five~~ individuals, who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

- (15) Section 114.4.1 is added as follows:

114.4.1 Rules and procedures. The board shall establish policies and procedures as established by Chapter 74, Article II, Section 74-32(d), of the Rochelle Municipal Code.

- (16) Section 115.4 is amended as follows:

115.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved *construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and punishable by a fine not less than \$200.00 or more than the maximum amount allowed by state statute for each offense and each day that said offense occurs or continues to occur.

- (17) Section 304.11.1 is added as follows:

304.11.1 Ballasted guard rails. Shall not be used to satisfy the requirement of section 304.11.

- (18) Section 309.1 is amended as follows:

309.1 Space-heating systems. Interior spaces intended for human occupancy shall be provided with active ~~or passive space~~-heating systems capable of maintaining a minimum indoor temperature of not less than 68°F (20°C) at a point 3 feet (914 mm)

above floor on the design heating day. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exception:

1. Interior spaces where the primary purpose is not associated with human comfort.
2. Group F, H, S and U *occupancies*.

(19) Section 401.2 is amended as follows:

401.2 Ventilation required. Every occupied space shall be ventilated ~~by natural means in accordance with Section 402 or~~ by mechanical means in accordance with Section 403. Natural ventilation in compliance with Section 402 shall not be prohibited once compliance with all the requirements for mechanical ventilation have first been satisfied. Where the air infiltration rate in a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2-inch water column (50 Pa) in accordance with Section R402.4.1.2 of the *International Energy Conservation Code*, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403. Ambulatory care facilities and Group I-2 occupancies shall be ventilated by mechanical means in accordance with Section 407.

(20) Section 403.2.2 is amended as follows:

403.2.2 Transfer air. Except where recirculation from such spaces is prohibited by Table 403.3.1.1, air transferred from occupiable spaces is not prohibited from serving as *makeup air* for required exhaust systems in such spaces as kitchens, baths, toilet rooms, elevators and smoking lounges. The amount of transfer air and *exhaust air* shall be sufficient to provide the flow rates as specified in Section 403.3.1.1. The required outdoor airflow rates specified in Table 403.3.1.1 shall be introduced directly into each such space, ~~s or into the occupied spaces from which air is transferred or a combination of both.~~

(21) Section 508.1 is amended as follows:

508.1 Makeup air. *Makeup air* shall be supplied during the operation of commercial kitchen exhaust systems that are provided for *commercial cooking appliances*. The amount of *makeup air* supplied to the building from all sources shall be approximately equal to the amount of *exhaust air* for all exhaust systems for the building. The *makeup air* shall not reduce the effectiveness of the exhaust system. *Makeup air* shall be provided by ~~gravity or mechanical means or both.~~ Mechanical *makeup air* systems shall be automatically controlled to start and operate simultaneously with the exhaust system. *Makeup air* intake opening locations shall comply with Section 401.4.

- (22) Section 603.6.1.1 is amended as follows:

603.6.1.1 Duct length. Flexible air ducts shall not be limited in length to 8 feet (8'-0") overall from termination point and contain no more than the equivalent of one 90-degree turn with no offset greater than 45 degrees. All flexible air ducts shall be of the insulated type. Flexible ducts shall only be used for branches.

- (23) Section 603.6.2.1 is amended as follows:

603.6.2.1 Connector length. Flexible air connectors shall be limited in length to 14 feet 8 feet overall from termination point and contain no more than the equivalent of one 90 degree turn with no offset greater than 45 degrees. All flexible air connectors shall be of the insulated type. Flexible ducts shall only be used for branches.

- (24) Section 801.2.2 is added as follows:

801.2.2 Fuel burning appliances. PVC vent piping for a fuel burning appliance that is located in a concealed space shall be marked/labeled every 36 inches so as to distinguish it from plumbing or other piping.

- (25) Section 918.7 is amended as follows:

918.7 Furnace cement or welding. The use of furnace cement or welding for the repair of furnace heat exchangers is prohibited.

- (26) Section 929 is deleted and replaced as follows:

SECTION 929

UNVENTED ROOM HEATERS

929.1 General. Unvented room heaters and/or fireplaces are prohibited.

- (27) Section 1002.1.1 is added as follows:

1002.1.1 Installation. Water heaters greater than 10 gallons shall not be elevated more than 18" above the finished floor (AFF). When elevated, the appliance shall be secured in an approved manner in compliance with the International Building Code construction type and structural requirements for the building. All water heaters, including electric, shall be readily accessible for service and maintenance.

- (28) Appendix A is adopted as follows:

Appendix A "Chimney Connector Pass-Throughs" is added as part of this Code.

STATE OF ILLINOIS)
) SS.
COUNTY OF OGLE)

CERTIFICATE

I, Rose Hueramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois,
DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____,
“AN ORDINANCE ADOPTING THE 2021 EDITION OF THE ICC INTERNATIONAL
MECHANICAL CODE AND AMENDING ARTICLE VI OF CHAPTER 22 – BUILDINGS
AND BUILDING REGULATIONS” which was adopted by the Mayor and City Council of the
City of Rochelle on June 23, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 23rd day of June, 2025.

CITY CLERK