

Ordinance No. 2024- _____

**AN ORDINANCE AMENDING UNIFIED DEVELOPMENT ORDINANCE
(ORDINANCE NO. 2019-14) TO MODIFY SPRINKLER REQUIREMENTS**

WHEREAS, as part of the zoning and building regulations, the Village Board of Trustees adopted a Unified Development Ordinance on December 9, 2019, as Village of Winnebago Ordinance No. 2019-14; and

WHEREAS, said Unified Development Ordinance has been amended from time to time, to meet the evolving needs and condition of the Village; and

WHEREAS, Article 17.08.01 of the Unified Development Ordinance as originally passed provided that the International Code Council (ICC) Fire Code. 2015 edition, together with any supplements and any appendices or amendments thereto, as published by the ICC, was adopted in its entirety by reference as the fire code for the Village as though fully set forth in the UDO; and

WHEREAS, Article 17.08.02 as originally contained in the Unified Development Ordinance provided that certain amendments or revisions were being made to the terms of the International Fire Code to meet the needs of the Village; and

WHEREAS, one of those revisions dealt with a stricter requirement than was contained in the 2015 International Fire Code pertaining to the requirement for installation of approved automatic sprinkler systems in all new buildings and structures within the Fire District, as well as any existing building or structure when the overall square footage of such building or structure is increased by One hundred percent (100%) or greater, or any combination of additions that

occurred within a five (5) year period cumulatively equal in an increase of One hundred percent (100%) or greater in overall square footage of the building; and

WHEREAS, per Article 18 of the Village's UDO a text amendment or map amendment to the UDO requires a public hearing before the Planning and Zoning Commission, with requisite newspaper publication notice of the public hearing in a newspaper of general circulation in the Village not less than fifteen (15) nor more than thirty (30) days before the public hearing, and such public hearing was held on _____, 2024, to hear public input as to the proposed Unified Development Ordinance text amendment; and

WHEREAS, after hearing any public comment, and after consultation with the Win-Bur-Sew Fire Chief, comparison with practices in other communities, and commentary from developers, the Board of Trustees believes the sprinkler requirements could be revised to lessen the burden and cost to any potential homeowner or developer without compromising public safety.

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Winnebago, Illinois as follows:

ARTICLE I

Section 17.08.02 (10) of the Unified Development Ordinance dealing with amendment to Section 903.2 of the 2015 International Fire Code is deleted in its entirety and replaced with the following:

10. Section 903.2. "Approved automatic sprinkler systems shall be installed in all new buildings and structures within the Fire District, except as excluded hereinbelow. Also, except as excluded hereinbelow, any existing building or structure, when the overall square footage of the building or structure is increased by 100 percent (100%) or greater, or any combination of additions that occur within a five (5) year period cumulatively equal in increase of 100 percent (100%) or greater in overall square footage of the building or structure, shall install a NFPA 13, NFPA 13-R, or NFPA 13-D approved fire sprinkler system throughout the building or structure,

as such regulation applies given the building or structure. No barrier walls or fire rated walls are allowed to separate fire spaces when the code would call for an automatic sprinkler system within the new space because of the new square feet created. The sprinkler system shall be installed to the requirements of the NFPA 13, NFPA 13-R, or NFPA 13-D standard, as amended, as appropriate to the type of building or structure, with the following modifications and/or additional requirements, construction and/or use group classification as defined in the Code as amended. The automatic sprinkler system on multiple tenant buildings shall be installed to allow for individual control valves and switches for each tenant space. While the shell or building must have a functioning automatic sprinkler system upon completion, the tenant spaces can be controlled by valve as they are built out. Control valves are allowed above a ceiling but must be no more than three (3) inches above a removable tile, or access door and must be marked "Sprinkler Control Valve" that is visible 360 degrees with a sign. Control valves must be provided with tamper switch wired to local alarm or higher and water flow switch wired to an exterior flashing strobe light, red in color in and installed in an approved location.

The following structures shall NOT require rated sprinkler systems:

- a. Open Parking Structures.
- b. Concession stands not exceeding 7000 square feet or which are seasonal in use,
- c. Telecommunication's equipment buildings,
- d. Buildings used exclusively for transmission and distribution of electric power,
- e. Single family residential buildings/dwellings unless as called for by base code.
- f. Use Group U occupancies
- g. Single family residences less than five thousand (5,000) square feet, and duplex residences that contain a combined square footage of less than five thousand (5,000) square feet. This exclusion thus requires the above sprinkler requirements be met in all multi-family buildings containing three (3) or more units, regardless of size.
- h. Commercial buildings of any kind that are less than twelve thousand (12,000) square feet in size.

ARTICLE II

All other provisions of Ordinance No. 2019-14 not in conflict with the provisions herein shall remain in full force effect.

ARTICLE III

This Ordinance shall be in full force and effect from and after the date of its passage,

approval, and publication in pamphlet form, as provided by law.

APPROVED:

Franklin J. Eubank, Jr., President of the Board of Trustees
of the Village of Winnebago, Illinois

ATTEST:

Sally Jo Huggins, Village Clerk

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

PREPARED BY:

Attorney Mary J. Gaziano
Village Attorney