

**ORDINANCE NO. 2026-03-11-01
VILLAGE OF MAPLETON, ILLINOIS**

**AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL BUILDING CODE, THE
2024 INTERNATIONAL RESIDENTIAL CODE, AND THE 2024 INTERNATIONAL
EXISTING BUILDING CODE**

WHEREAS, the Village of Mapleton, Illinois (the "Village") has from time to time adopted certain minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance, and use of all buildings and structures; and

WHEREAS, the Village previously adopted the 2009 International Building Code and the 2009 International Residential Code as contained in Chapter 5 (Building and Building Regulations) Sections 5.1 and 5.2; and

WHEREAS, to ensure compliance with the requirements of Section 10.18 Capital Development Board Act (20 ILCS 3105/10.18), the Village desires to amend provisions of its Village Code regarding the International Building Code, the International Residential Code and the International Existing Building Code to adopt the 2024 versions of such codes;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAPLETON, PEORIA COUNTY, ILLINOIS, as follows:

SECTION 1: Sections 5.1 and 5.2 of the Village Code shall be deleted in their entirety, and the following Section shall be substituted in their place:

ARTICLE I. – ADOPTION OF CODES

Section 5-1. – Adopted.

There is hereby adopted by reference that code known as the International Building Code - 2024, as set forth in Article X of this Chapter. There is also adopted by reference that code known as the International Residential Code - 2024, as set forth in Article XI of this Chapter. There is also adopted by reference that code known as the International Existing Building Code - 2024, as set forth in Article XII of this Chapter. There is further hereby adopted by reference that code known as International Property Maintenance Code - 2009, save such portions as are hereinafter deleted, modified or amended. Other applicable codes are the Illinois Energy Conservation Code - 2012; the Illinois Accessibility Code - 1997; the 2010 Americans with Disabilities Act Standards for Accessible Design; the International Fire Code - 2009; the International Mechanical Code 2009; and the International Fuel Gas Code - 2009. Copies of such codes have been and are now on file with the Village.

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RACHAFL PARKER
PEORIA COUNTY CLERK

SECTION 2: The following new Article X, Building Code, is hereby added to Chapter 5 of the Village Code, immediately after Article IX:

ARTICLE X: BUILDING CODE

(A) Adoption

The "2024 International Building Code," published by the International Code Council, Inc. including Appendices F (Rodent Proofing), G (Flood Resistant

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EXISTING BUILDING CODE**

WHEREAS, the Village of Mapleton, Illinois (the "Village") has from time to time adopted certain minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance, and use of all buildings and structures

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 80 square feet.
2. Fences not over 2 feet in height.
3. The replacement of a portion or portions of an existing fence, within any 12-month period, which is less than twenty-five (25%) of its total linear horizontal distance (whether interrupted or not), or 300 square feet of fence surface, whichever is less, with the same material, at the same height, in the same location.
4. Retaining walls that are not over 2 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 200 gallons and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, not over any basement or story below, are not part of an accessible route, and are on private property.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.

13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
14. Repairs for less than substantial structural damage as defined in Chapter 6 of the Existing Building Code.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps, receptacles, and switches or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but, do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 80 square feet.
2. Fences not over 2 feet in height.
3. The replacement of a portion or portions of an existing fence, within any 12-month period, which is less than twenty-five (25%) of its total linear horizontal distance (whether interrupted or not), or 300 square feet of fence surface, whichever is less, with the same material, at the same height, in the same location.
4. Retaining walls that are not over 2 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 200 gallons and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, not over any basement or story below, are not part of an accessible route, and are on private property.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.

7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- g) Section 105.2.1, "Emergency Repairs," shall be amended with new additional text stating "Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official."
- h) Section 105.2.3, shall be included with the following additional text related to "Repairs": "Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Ordinary repairs shall not include the removal or cutting of any structural beam, wall, or load-bearing support, the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements, or alteration of, replacement or relocation of any water supply, sewer waste piping, electrical, mechanical, or other work affecting public health or general safety.
- i) 107.2.9 shall be included to state the following: "Construction documentation consistent with the Illinois Energy Conservation Code and the Illinois Accessibility Code shall be of sufficient clarity to indicate compliance with the provisions of these codes, as determined by the building official.
- j) Section 109.6 is hereby repealed and a new Section 109.6 is hereby adopted in lieu thereof as follows:

109.6 Refunds. No portion of any fee shall be returned to a permit holder in the case of a revocation of a building permit or a suspension, discontinuance, or abandonment of work.;

- k) Section 110.7 shall be included to state the following "Reinspection Fees – The building code official is authorized to impose fees for repeated failed inspections when corrections are not made."
- l) Section 114.4, Violations, is hereby amended by way of adding the following additional text:
 - (a) 114.4.1 Except as otherwise provided, a person convicted of a violation of this code shall be punished by a fine to be adopted by Resolution of the Village Board. Such fine shall be a minimum fine for first time offense and increase to a maximum fine for multiple violations. With respect to violations of this code that are continuous with respect to time, each day the violation continues is a separate offense.
 - (b) 114.4.2 The imposition of a penalty does not prevent revocation or suspension of a license, permit or franchise.
 - (c) 114.4.3 Violations of this code that are continuous with respect to time may be abated by injunctive or equitable relief. The imposition of a penalty does not prevent equitable relief.
- m) Section 115.4 Stop Work Orders – Failure to Comply shall be amended to include the following additional text: "Each day that work continues shall be considered a separate violation."
- n) Section 117 to be titled "Maintenance of Construction Sites" shall be created to include the following new regulations and requirements:

117.1 Dumpsters

- 1. Each building construction site shall have on-site dumpster(s) of sufficient capacity to contain the construction debris generated by the construction activity on said site.
- 2. All construction debris from each building construction site, shall be placed in the construction site dumpster(s), by the end of each work day.
- 3. Every construction site dumpster, having been filled, shall be removed from the construction site and where appropriate, replaced with another empty dumpster until such time as construction debris is no longer generated on the site.

117.2 Rocked Driveways

7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- g) Section 105.2.1, "Emergency Repairs," shall be amended with new additional text stating "Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official."
- h) Section 105.2.3, shall be included with the following additional text related to "Repairs": "Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Ordinary repairs shall not include the removal or cutting of any structural beam, wall, or load-bearing support, the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements, or alteration of, replacement or relocation of any water supply, sewer waste piping, electrical, mechanical, or other work affecting public health or general safety.
- i) 107.2.9 shall be included to state the following: "Construction documentation consistent with the Illinois Energy Conservation Code and the Illinois Accessibility Code shall be of sufficient clarity to indicate compliance with the provisions of these codes, as determined by the building official.
- j) Section 109.6 is hereby repealed and a new Section 109.6 is hereby adopted in lieu thereof as follows:

109.6 Refunds. No portion of any fee shall be returned to a permit holder in the case of a revocation of a building permit or a suspension, discontinuance, or abandonment of work.;

1. Each commercial construction site or subdivision construction site entrance shall have its driveway or roadway (as delineated on the building permit application site plan) rocked with CA3 (3 inch minimum) to a minimum depth of 6 inches. This subsection may not be required if the permanent paved driveway or entry road is in place and can be used by all construction equipment or delivery vehicles.
2. Rock drives or roadways must be constructed and maintained on stable soil in order to maintain the desired intent or the rock shall be replaced and/or soil stabilization may be required, as directed by the Code Official.
3. All deliveries of building materials, of all kinds, shall be made using the rocked road or driveway, without exception.

117.3 Sanitary Facilities

1. Each building construction site shall provide sanitary facilities (including toileting and hand washing facilities) for the convenience of all workers and shall be discharged into a sanitary sewer or if the facility is portable, it shall be an enclosed, chemically-treated tank tight unit. All non-sewered units shall be pumped regularly to assure adequate working and sanitary facilities.

117.4 Responsibility

1. It shall be the responsibility of the permit holder and any individual or company acting under the direction of the permit holder to ensure compliance of all provisions of Section 117.
- o) Chapter 2 Definitions Sections 201 General and 202 Definitions are hereby amended to delete the reference to the International Plumbing Code and be replaced with "Illinois Plumbing Code," and the reference to the International Energy Conservation Code be replaced with the "Illinois Energy Conservation Code."
- p) Chapter 4 Special Detailed Requirements Based on Occupancy and Use Section 415 (Groups H-1, H-2, H-3, H-4 AND H-5) is hereby amended to delete the reference to the International Plumbing Code and be replaced with "Illinois Plumbing Code."
- q) Chapter 7 Fire and Smoke Protection Features Section 718.5 is hereby amended to delete the reference to the International Plumbing Code and be replaced with "Illinois Plumbing Code."

- r) Chapter 9 Fire Protection and Life Safety Systems Sections 903.3.5, 904.11, and 912.6 are hereby amended to delete the reference to the International Plumbing Code and be replaced with "Illinois Plumbing Code."
- s) Chapter 11 Accessibility Section 1103.1 Where Required shall be amended in order to insert new additional text as follows: "The State of Illinois Accessibility Code shall control the design and construction of buildings and facilities for accessibility and use by physically disabled persons. When there is a conflict between the Illinois Accessibility Code and the accessibility requirements in the International Building Code, the stricter shall apply."
- t) Chapter 11 Accessibility Section 1112 is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- u) Chapter 12 Interior Environment Section 1205 is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- v) Chapter 12 Interior Environment Section 1202 is hereby amended to delete any references to the "International Energy Conservation Code" and be replaced with "Illinois Energy Conservation Code."
- w) Chapter 13 Energy Efficiency Section 1301 is hereby amended to delete references to the "International Energy Conservation Code" and be replaced with "Illinois Energy Conservation Code."
- x) Chapter 14 Exterior Walls Section 1404 is hereby amended to delete any references to the "International Energy Conservation Code" and be replaced with "Illinois Energy Conservation Code."
- y) Chapter 15 Roof Assemblies and Rooftop Structures Sections 1502 and 1511 are hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- z) Chapter 18 Soils and Foundations Section 1805 is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- aa) Section 1807.1.6.2 Concrete foundation walls is hereby created to insert new a new subsection to read "8. All foundation walls shall be a minimum of six (6) inches higher than the adjacent finished grade level."

1. Each commercial construction site or subdivision construction site entrance shall have its driveway or roadway (as delineated on the building permit application site plan) rocked with CA3 (3 inch minimum) to a minimum depth of 6 inches. This subsection may not be required if the permanent paved driveway or entry road is in place and can be used by all construction equipment or delivery vehicles.
2. Rock drives or roadways must be constructed and maintained on stable soil in order to maintain the desired intent or the rock shall be replaced and/or soil stabilization may be required, as directed by the Code Official.
3. All deliveries of building materials, of all kinds, shall be made using the rocked road or driveway, without exception.

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- q) Chapter 7 Fire and Smoke Protection Features Section 718.5 is hereby amended to delete the reference to the International Plumbing Code and be replaced with "Illinois Plumbing Code."

- bb) Chapter 29 Plumbing Systems is hereby deleted in its entirety, and the following text is inserted: "2901.1 Scope. The provisions of the Illinois Plumbing Code, as amended from time to time, shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. See the Illinois State Plumbing Code."
- cc) Chapter 30 Section 3001.4 Accessibility is hereby created to state the following: "Passenger elevators required to be accessible or to serve as part of an accessible means of egress shall comply with Sections 1009 and 1109.7 of this code, as well as the Illinois Accessibility Code."
- dd) Chapter 31 Special Construction Section 3111 is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- ee) Chapter 33 Safeguards During Construction Section 3305 Sanitary is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- ff) The Village of Mapleton hereby includes Appendix G FLOOD-RESISTANT CONSTRUCTION as part of the adoption of the 2024 Commercial Building Code.
- gg) The Village of Mapleton hereby includes Appendix H SIGNS as part of the adoption of the 2024 Commercial Building Code.
- hh) The Village of Mapleton hereby includes Appendix J GRADING as part of the adoption of the 2024 Commercial Building Code.

SECTION 3: The following new Article XI, Residential Code, is hereby added to Chapter 5 of the Village Code, immediately after Article X:

ARTICLE IX – RESIDENTIAL CODE

(A) Adoption

The "2024 International Residential Code," as published by the International Code Council, Inc., et al. including Appendices BE (Radon Control Method), Appendix BF (Patio Covers) and Appendix NB (Solar-Read Provisions – Detached One and Two-Family Dwellings and Townhouses) and the amendments thereto prescribed in Section 4 of this Ordinance is hereby adopted as the "Residential Code of the Village of Mapleton, Illinois" (the "2024 Residential Code");

B. Amendments

- a) Throughout the 2024 Residential Code, any reference or use of the term "International Plumbing Code" shall be substituted with the "Illinois Plumbing Code."
- b) Throughout the 2024 Residential Code, any reference or use of the term "International Fire Code" shall be substituted with "National Fire Protection Association Life Safety Code (NFPA 101)."
- c) Throughout the 2024 Residential Code, any reference or use of the term "International Energy Conservation Code" shall be substituted with "Illinois Energy Conservation Code."
- d) Section R101.1 is hereby amended by substituting "Village of Mapleton, Illinois" for the words "[NAME OF JURISDICTION]";
- e) Sections R103.1 is hereby repealed in its entirety and a new Section R103.1 is hereby adopted in lieu thereof as follows:

Section R103.1 Department of Building Safety, Code Official defined

R103.1 General. The terms "building official" or "code official" as used in this code shall mean the duly appointed Code Official of the Village of Mapleton, Illinois and any designee thereof.

- f) Section 103.2. "Appointment," is hereby repealed in its entirety.
- g) Section 103.3 "Deputies, " is hereby repealed in its entirety.
- h) Section R105.2, "Building," is repealed, and a new § R105.2 Building is adopted in lieu thereof as follows:

R105.2 Work Exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits are not required for the following:

- i. Building:

- 1. One-story detached accessory structures provided the floor area is not greater than 80 square feet.
- 2. Fences not over 2 feet in height.

- bb) Chapter 29 Plumbing Systems is hereby deleted in its entirety, and the following text is inserted: "2901.1 Scope. The provisions of the Illinois Plumbing Code, as amended from time to time, shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. See the Illinois State Plumbing Code."
- cc) Chapter 30 Section 3001.4 Accessibility is hereby created to state the following: "Passenger elevators required to be accessible or to serve as part of an accessible means of egress shall comply with Sections 1009 and 1109.7 of this code, as well as the Illinois Accessibility Code."
- dd) Chapter 31 Special Construction Section 3111 is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- ee) Chapter 33 Safeguards During Construction Section 3305 Sanitary is hereby amended to delete the reference to the "International Plumbing Code" and be replaced with "Illinois Plumbing Code."
- ff) The Village of Mapleton hereby includes Appendix G FLOOD-RESISTANT CONSTRUCTION as part of the adoption of the 2024 Commercial Building Code.
- gg) The Village of Mapleton hereby includes Appendix H SIGNS as part of the adoption of the 2024 Commercial Building Code.
- hh) The Village of Mapleton hereby includes Appendix J GRADING as part of the adoption of the 2024 Commercial Building Code.

SECTION 3: The following new Article XI, Residential Code, is hereby added to Chapter 5 of the Village Code, immediately after Article X:

ARTICLE IX – RESIDENTIAL CODE

(A) Adoption

The "2024 International Residential Code," as published by the International Code Council, Inc., et al. including Appendices BE (Radon Control Method), Appendix BF (Patio Covers) and Appendix NB (Solar-Read Provisions – Detached One and Two-Family Dwellings and Townhouses) and the amendments thereto prescribed in Section 4 of this Ordinance is hereby adopted as the "Residential Code of the Village of Mapleton, Illinois" (the "2024 Residential Code");

3. The replacement of a portion or portions of an existing fence, within any 12-month period, which is less than twenty-five (25%) of its total linear horizontal distance (whether interrupted or not), or 300 square feet of fence surface, whichever is less, with the same material, at the same height, in the same location.
4. Retaining walls that are not over 2 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 200 gallons and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, not over any basement or story below, are not part of an accessible route, and are on private property.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
9. Swings and other playground equipment.
10. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
11. Decks not exceeding 80 square feet in area, that are not more than 30 inches above grade at any point, and do not serve the exit door required by Section R311.4.
12. Repairs for less than substantial structural damage as defined in Chapter 6 of the Existing Building Code."

Note: Section R105.2. Exemptions for Electrical, Gas, Mechanical and Plumbing in § R105.2 are not changed.

- i) Section R108.2 is hereby amended by substituting "by written order or resolution of the Village Board" for the words "by the applicable governing authority."

- j) Section R108.5. is hereby repealed and a new § R108.5 is hereby adopted in lieu thereof as follows:

"R108.5 Refunds. No portion of any fee shall be returned to a permit holder in the case of a building permit or a suspension, discontinuance, or abandonment of work."

- k) Section R113.4 Violation Penalties is hereby repealed in its entirety, and a new Section 113.4 is hereby adopted in lieu thereof as follows:

Section R113.4, Violation Penalties

113.4.1 Except as otherwise provided, a person convicted of a violation of this code shall be punished by a fine to be adopted by Resolution of the Village Board. Such fine shall be a minimum fine for first time offense and increase to a maximum fine for multiple violations. With respect to violations of this code that are continuous with respect to time, each day the violation continues is a separate offense.

113.4.2 The imposition of a penalty does not prevent revocation or suspension of a license, permit or franchise.

113.4.3 Violations of this code that are continuous with respect to time may be abated by injunctive or equitable relief. The imposition of a penalty does not prevent equitable relief.

- l) The following text to be known as Section 115 and titled "Maintenance of Construction Sites" shall include the following regulations and requirements as an addition to the 2024 Residential Code and incorporated as if fully set forth therein.

115.1 Dumpsters

1. Each building construction site shall have on-site dumpster(s) of sufficient capacity to contain the construction debris generated by the construction activity on said site.
2. All construction debris from each building construction site, shall be placed in the construction site dumpster(s), by the end of each work day.
3. Every construction site dumpster, having been filled, shall be removed from the construction site and where appropriate,

3. The replacement of a portion or portions of an existing fence, within any 12-month period, which is less than twenty-five (25%) of its total linear horizontal distance (whether interrupted or not), or 300 square feet of fence surface, whichever is less, with the same material, at the same height, in the same location.
4. Retaining walls that are not over 2 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 200 gallons and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, not over any basement or story below, are not part of an accessible route, and are on private property.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
9. Swings and other playground equipment.
10. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
11. Decks not exceeding 80 square feet in area, that are not more than 30 inches above grade at any point, and do not serve the exit door required by Section R311.4.
12. Repairs for less than substantial structural damage as defined in Chapter 6 of the Existing Building Code."

Note: Section R105.2. Exemptions for Electrical, Gas, Mechanical and Plumbing in § R105.2 are not changed.

- i) Section R108.2 is hereby amended by substituting "by written order or resolution of the Village Board" for the words "by the applicable governing authority."

replaced with another empty dumpster until such time as construction debris is no longer generated on the site.

115.2 Rocked Driveways

1. Each residential building construction site shall have its driveway (as delineated on the building permit application site plan) rocked with CA 6 to minimum depth of 3 inches.
2. Rock drives or roadways must be constructed and maintained on stable soil in order to maintain the desired intent or the rock shall be replaced and/or soil stabilization may be required, as directed by the Code Official.
3. All deliveries of building materials, of all kinds, shall be made using the rocked road or driveway, without exception.

115.3 Sanitary Facilities

1. If a residential construction site provides sanitary facilities (including toileting and hand washing facilities) for the convenience of all workers, said facility shall be discharged into a sanitary sewer. If the facility is portable, it shall be an enclosed, chemically-treated tank tight unit. All non-sewered units shall be pumped regularly to assure adequate working and sanitary facilities.

115.4 Responsibility

1. It shall be the responsibility of the permit holder and any individual or company acting under the direction of the permit holder to ensure compliance of all provisions of Section 115.

m) Section R301 Table R301.2 "CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA" shall be completed as follows:

- i. Ground Snow Load: 30 pounds per square foot
- ii. Wind Speed: 115 Mph
- iii. Topographic Effects: No
- iv. Special Wind Region: No
- v. Windborne Debris Zone: No
- vi. Seismic Design Category: Design Category B (Low Seismic Risk)
- vii. Weathering: Severe due to Thaw-Freezing Cycles
- viii. Frost Line Depth: 36 inches
- ix. Termite: Moderate to Heavy
- x. Ice Barrier Underlayment Required: Yes
- xi. Flood Hazards: check FEMA maps
- xii. Air Freezing Index: 1,000 or less

xiii. Mean Annual Temp: 49 F degrees

- n) Section R309.2 One- and two-family dwellings automatic sprinkler systems is repealed in its entirety and a new R309.2 is hereby adopted in lieu thereof as follows:

"Section R309.2 One and Two-Family Dwellings Automatic Fire Systems. A builder of one- and two-family dwellings to be constructed for a prospective purchaser shall offer to the purchaser at the time of entering into the construction/purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or unit. No purchaser of such one- or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased. Written verification by the builder affirming that a fire sprinkler system was offered to the purchasers at the time of entry into construction/purchase contract must be included in the permit application. Residential properties constructed by a builder for the purpose of selling shall submit a signed written statement indicating if the house will, or will not, include a sprinkler system. The builder shall notify all prospective buyers in writing that the house does, or does not, include a sprinkler system."

- o) Section R403.1.4 Minimum depth is hereby amended by substituting "24 inches" for text reading "12 inches." The amended text shall read as follows: "Exterior footings shall be placed not less than 24 inches below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Section R403.1.4.1. Deck footings shall be in accordance with Section R507.3."
- p) Section R403.1.4.1 Frost Protection is hereby amended by substituting "200 square feet" under "Exceptions (1) and (2)" for "600 square feet" and "400 square feet," respectively.
- q) Chapter 11 relating to Energy Efficiency of the 2024 Residential Code is hereby deleted and replaced with the following:

"The Village of Mapleton is obligated to enforce the most recently adopted Illinois Energy Conservation Code which follows the ICC International Energy Conservation Code. Provisions of Chapter 11 of the IRC relating to Energy Efficiency may be utilized as a resource but the requirements of most recently adopted Illinois Energy Conservation Code shall take precedence."

- r) In Chapters 25 to Chapter 32 relating to Plumbing, a new section shall be created which states as follows: "The Village of Mapleton is obligated to enforce the most recently adopted Illinois Plumbing Code. For 2024

replaced with another empty dumpster until such time as construction debris is no longer generated on the site.

115.2 Rocked Driveways

1. Each residential building construction site shall have its driveway (as delineated on the building permit application site plan) rocked with CA 6 to minimum depth of 3 inches.
2. Rock drives or roadways must be constructed and maintained on stable soil in order to maintain the desired intent or the rock shall be replaced and/or soil stabilization may be required, as directed by the Code Official.
3. All deliveries of building materials, of all kinds, shall be made using the rocked road or driveway, without exception.

115.3 Sanitary Facilities

1. If a residential construction site provides sanitary facilities (including toileting and hand washing facilities) for the convenience of all workers, said facility shall be discharged into a sanitary sewer. If the facility is portable, it shall be an enclosed, chemically-treated tank tight unit. All non-sewered units shall be pumped regularly to assure adequate working and sanitary facilities.

115.4 Responsibility

1. It shall be the responsibility of the permit holder and any individual or company acting under the direction of the permit holder to ensure compliance of all provisions of Section 115.

m) Section R301 Table R301.2 "CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA" shall be completed as follows:

- i. Ground Snow Load: 30 pounds per square foot
- ii. Wind Speed: 115 Mph
- iii. Topographic Effects: No
- iv. Special Wind Region: No
- v. Windborne Debris Zone: No
- vi. Seismic Design Category: Design Category B (Low Seismic Risk)
- vii. Weathering: Severe due to Thaw-Freeze Cycles
- viii. Frost Line Depth: 36 inches
- ix. Termite: Moderate to Heavy
- x. Ice Barrier Underlayment Required: Yes
- xi. Flood Hazards: check FEMA maps
- xii. Air Freezing Index: 1,000 or less

Residential Code Chapters 25 through 32 (inclusive) relating to Plumbing, should there be any conflicts between these and the Illinois State Plumbing Code; the Illinois State Plumbing Code shall take precedence."

- i. In Chapter 25, the section containing this text shall be a new section P2500.
 - ii. In Chapter 26, the section containing this text shall be a new section P2600.
 - iii. In Chapter 27, the section containing this text shall be a new section P2700.
 - iv. In Chapter 28, the section containing this text shall be a new section P2800.
 - v. In Chapter 29, the section containing this text shall be a new section P2900.
 - vi. In Chapter 30, the section containing this text shall be a new section P3000.
 - vii. In Chapter 31, the section containing this text shall be a new section P3100.
 - viii. In Chapter 32, the section containing this text shall be a new section P3200.
- s) In Chapter 33 relating to Storm Drainage, a section shall be created stating "The Village of Mapleton is obligated to enforce the most recently adopted Illinois Plumbing Code. For 2024 Residential Code Chapter 33 relating to Storm Drainage, should there be any conflicts between these and the Illinois State Plumbing Code; the Illinois State Plumbing Code shall take precedence."
- t) The Village of Mapleton hereby includes Appendix BE - Radon Control Method as part of the adoption of the 2024 Residential Code.
- u) The Village of Mapleton hereby includes Appendix BF -- Patio Covers as part of the adoption of the 2024 Residential Code.
- v) The City of Mapleton hereby includes Appendix NB as part of the adoption of the 2024 Residential Code.

SECTION 4: The following new Article XII, Existing Building Code, is hereby added to Chapter 5 of the Village Code, immediately after Article XI:

ARTICLE XII – EXISTING BUILDING CODE

A. Adoption

The "2024 International Existing Building Code" published by the International Code Council, Inc., et al including the amendments thereto prescribed in Section

5 of this Ordinance is hereby adopted as the "Existing Building Code of the Village of Mapleton, Illinois" ("2024 Existing Building Code").

B. Amendments

- a) Throughout the 2024 Existing Building Code, any reference or use of the term "International Plumbing Code" shall be substituted with the "Illinois Plumbing Code."
- b) Throughout the 2024 Existing Building Code, reference and use of the term "International Fire Code" shall be substituted with "National Fire Protection Association Life Safety Code (NFPA 101)."
- c) Throughout the 2024 Existing Building Code, reference and use of the term "International Energy Conservation Code" shall be substituted with "Illinois Energy Conservation Code."
- d) Section 101.1 is hereby amended by substituting "Village of Mapleton, Illinois" for the words "[NAME OF JURISDICTION]";
- e) Section 103.1 is hereby repealed in its entirety and a new Section 103.1 is hereby adopted in lieu thereof as follows:

Section 103.1 Department of Building Safety, Code Official defined

103.1 General. The terms "building official" or "code official" as used in this code shall mean the duly appointed Code Official of the Village of Mapleton, Illinois and any designee thereof.

- f) Section 103.2, "Appointment," inclusive is hereby repealed in its entirety.
- g) Section 103.3 "Deputies," inclusive is hereby repealed in its entirety.
- h) Section 108.2 is hereby amended by substituting "by written order or resolution of the Village Board of Trustees" for the words "by the applicable governing authority."
- i) Section 108.6 is hereby repealed and a new Section 108.6 is hereby adopted in lieu thereof as follows:

"108.6 Refunds. No portion of any fee shall be returned to a permit holder in the case of a building permit or a suspension, discontinuance, or abandonment of work."

- j) Section 113.4 Violation Penalties is hereby amended by way of adding the following new text:

113.4.1 Except as otherwise provided, a person convicted of a violation of this code shall be punished by a fine to be adopted by

Residential Code Chapters 25 through 32 (inclusive) relating to Plumbing, should there be any conflicts between these and the Illinois State Plumbing Code; the Illinois State Plumbing Code shall take precedence."

- i. In Chapter 25, the section containing this text shall be a new section P2500.
 - ii. In Chapter 26, the section containing this text shall be a new section P2600.
 - iii. In Chapter 27, the section containing this text shall be a new section P2700.
 - iv. In Chapter 28, the section containing this text shall be a new section P2800.
 - v. In Chapter 29, the section containing this text shall be a new section P2900.
 - vi. In Chapter 30, the section containing this text shall be a new section P3000.
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 - viii. In Chapter 32, the section containing this text shall be a new section P3200.
- s) In Chapter 33 relating to Storm Drainage, a section shall be created stating "The Village of Mapleton is obligated to enforce the most recently adopted Illinois Plumbing Code. For 2024 Residential Code Chapter 33 relating to Storm Drainage, should there be any conflicts between these and the Illinois State Plumbing Code; the Illinois State Plumbing Code shall take precedence."
- t) The Village of Mapleton hereby includes Appendix BE – Radon Control Method as part of the adoption of the 2024 Residential Code.
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ARTICLE XII – EXISTING BUILDING CODE

A. Adoption

The "2024 International Existing Building Code" published by the International Code Council, Inc., et al including the amendments thereto prescribed in Section

Resolution of the Village Board. Such fine shall be a minimum fine for first time offense and increase to a maximum fine for multiple violations. With respect to violations of this code that are continuous with respect to time, each day the violation continues is a separate offense.

- 113.4.2 The imposition of a penalty does not prevent revocation or suspension of a license, permit or franchise.
- 113.4.3 Violations of this code that are continuous with respect to time may be abated by injunctive or equitable relief. The imposition of a penalty does not prevent equitable relief.
- k) Section 114.4 Stop Work Orders – Failure to Comply shall be amended to include the following additional text: "Each day that work continues shall be considered a separate violation."
- l) Sections 117.3 and 117.4 are hereby repealed in their entirety and new Sections 117.3 Failure to Comply and Section 117.4 Salvage Materials shall state "*(See applicable Illinois law on demolition of unsafe structures.)*"
- m) The Village of Mapleton hereby includes Appendix B Supplementary Accessibility Requirements as part of the adoption of the 2024 Existing Building Code so as to provide additional accessibility provisions for existing buildings in conjunction with the Illinois Accessibility Code and ADA standards. Should there be conflicting language between Appendix B and Illinois Accessibility Code, the requirements of the Illinois Accessibility Code shall take precedence.

SECTION 5: The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Village Board of Trustees would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 6: All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 11th DAY OF March, 2026.

Ayes: 4
Nays: 0
Absent: 0

VILLAGE OF MAPLETON, ILLINOIS

By: Rhonda A. Hodges
Rhonda Hodges, President

ATTESTED and RECORDED and
published in pamphlet form this 12th day of
March, 2026.

Terry Francis Wright
Terry Francis-Wright, Village Clerk

326-171

FILED

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RACHAEL PARKER
PEORIA COUNTY CLERK

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