

## FIRE PREVENTION ORDINANCE

ORDINANCE NO. 2022- 02

### MOKENA FIRE PROTECTION DISTRICT WILL AND COOK COUNTIES, ILLINOIS

#### AN ORDINANCE ADOPTING A FIRE PREVENTION CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFORE AND DEFINING THEIR POWERS AND DUTIES

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BE IT ORDAINED by the Board of Trustees of the Mokena Fire Protection District, Will and Cook Counties, Illinois as follows:

#### Section 1. ADOPTION OF NATIONALLY RECOGNIZED CODES

- A. The Fire Prevention Code of the Mokena Fire Protection District (hereinafter referred to as the "Fire Prevention Code") is hereby amended to delete and repeal the present language in its entirety.
- B. The Fire Prevention Code of the Mokena Fire Protection District is hereby amended to be identical with the provisions of the publications marked and designated as the International Fire Code, 2018 edition as published by the International Code Council, including Chapter 80 as recommended by the International Code Council, and the Life Safety Code more specifically identified as the National Fire Protection Association (NFPA) 101, 2018 edition, as well as all appendixes, annual supplements thereto, and all referenced standards and codes therein. Each and all of the regulations, provisions, penalties, conditions, and terms of the aforesaid document are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes, if any, prescribed below.
- C. Three copies of the aforesaid codes have been on file for at least 15 days prior to the adoption hereof and are now on file in the office of the Secretary of the Board of Trustees of the Mokena Fire Protection District, and have been there kept available for public use, inspection, and examination, and the same are hereby adopted and incorporated as fully as if set out at length herein. From the date on which this Ordinance shall take effect, the provisions of the aforesaid Codes as clarified by this ordinance shall be controlling within the corporate limits of the Mokena Fire Protection District, Will and Cook Counties, Illinois.
- D. It shall be unlawful to design, construct, alter, enlarge, repair, demolish, remove, use, or maintain any building or structure within the boundaries of the

Mokena Fire Protection District in violation of any terms or provisions of this Ordinance.

## SECTION 2. ESTABLISHMENT AND DUTIES OF BUREAU OF FIRE PREVENTION

### A. ENFORCEMENT

This Fire Prevention Ordinance shall be enforced by the Fire Prevention Bureau of the Mokena Fire Protection District, Will and Cook Counties, Illinois, which is hereby established, and which shall be operated under the general supervision of, and pursuant to the direction of the Fire Chief of the Mokena Fire Protection District.

### B. FIRE MARSHAL

The Board of Trustees of the Mokena Fire Protection District may appoint a Fire Marshal who shall have direct charge of the responsibility of the Fire Prevention Bureau and who shall report to and be under the supervision of the Fire Chief of the Mokena Fire Protection District. The Fire Marshal shall administer the Fire Prevention Bureau, and shall be responsible for its day to day operations. The person appointed as Fire Marshal shall continue in said capacity until removed by the Board of Trustees of the Mokena Fire Protection District.

### C. INSPECTORS

The Fire Chief of the Mokena Fire Protection District shall detail such members of the Fire Protection District as Inspectors as shall from time to time be necessary to enforce this Ordinance. The inspectors shall be under the supervision of the Fire Chief and the Fire Marshal.

### D. CONSULTANT

The Fire Marshal may recommend to the Board of Trustees the temporary hiring of a third-party consultant, who shall be retained in such situations where such special technical knowledge is required. The consultant shall be designated as a technical advisor of the Mokena Fire Protection District and shall be hired for a specific purpose and specific job. All cost for the third party consultant shall be borne by the property owner or permit holder.

## SECTION 3. DEFINITIONS

- A. Wherever the words "Fire Prevention Ordinance", "Fire Prevention Code", "This Code", "the Ordinance", "MFPO", or "Code" are used herein they shall be deemed to mean this Mokena Fire Protection District Fire Prevention Ordinance in its entirety, including the codes adopted by reference herein.
- B. Wherever the word "Municipality" is used it shall be deemed to mean the Mokena Fire Protection District, Will and Cook Counties, Illinois and

whenever the term “Board of Trustees” is used herein, it shall be deemed to mean the Board of Trustees of said District.

- C. Wherever the term “Corporate Counsel” is used herein, it shall be deemed to mean the Attorney for the Mokena Fire Protection District, Will and Cook Counties, Illinois.
- D. Wherever the terms “authority having jurisdiction”, “Chief of the Fire Prevention Bureau”, “Fire Chief”, or “Fire Prevention Bureau” is used herein, it shall be deemed to mean the Fire Marshal.
- E. Wherever the term “fire area” is used herein, it shall be deemed to mean gross floor area or structure.

**SECTION 4. LIMITS FOR THE STORAGE, HANDLING, PROCESSING, MANUFACTURING, AND TRANSPORTATION OF FLAMMABLE, HAZARDOUS OR TOXIC CHEMICALS, LIQUIDS, OR GASES.**

- A. **ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH STORAGE OF EXPLOSIVES AND BLASTING AGENTS IS TO BE PROHIBITED.** The storage of explosives and blasting agents is prohibited within the corporate limits of the Mokena Fire Protection District, except by Special Permits provided herein.
- B. **ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH MANUFACTURING AND STORAGE OF FIREWORKS IS PROHIBITED.** The manufacture, handling, use, or storage of fireworks is prohibited within the corporate limits of the Mokena Fire Protection District, except by Special Permit as provided herein.
- C. **ESTABLISHMENT OF LIMITS IN WHICH BULK STORAGE OF LIQUEFIED PETROLEUM GASES (LPG) IS TO BE RESTRICTED.** The above ground storage (over 1,000 gallons capacity) of liquefied petroleum gases is prohibited within the corporate limits of the Mokena Fire Protection District, except by Special Permit as provided herein.
- D. **ESTABLISHMENT OF MOTOR VEHICLE ROUTES FOR VEHICLES TRANSPORTING EXPLOSIVES AND BLASTING AGENTS.** Vehicles transporting explosives and blasting agents are hereby prohibited within the corporate limits of the Mokena Fire Protection District without a Special Permit as provided herein, with the exception of Interstate 80, U.S. Route 45, Wolf Road, and 191<sup>st</sup> Street.
- E. **ESTABLISHMENT OF MOTOR VEHICLE ROUTES FOR VEHICLES TRANSPORTING HAZARDOUS CHEMICALS OR OTHER DANGEROUS ARTICLES.** Vehicles transporting hazardous chemicals or other dangerous articles are hereby prohibited within the corporate limits of the Mokena Fire Protection District without Special permits provided herein with the exception of Interstate 80, U.S. Route 45, Wolf Road, and 191<sup>st</sup> Street.

SECTION 5. AMENDMENTS TO THE INTERNATIONAL FIRE CODE/2018 (IFC). The following additions, deletions, and amendments to the IFC are hereby adopted:

- A. IFC Section 101.1 The insert for the name of jurisdiction shall be "Mokena Fire Protection District, Will and Cook Counties, Illinois."
- B. IFC Section 105.1.1.1 The following subsection is added: Permit criteria and format shall be determined by the Fire Official.
- C. IFC Section 109.1 This section is revised to read: The Board of Appeals shall be the Board of Trustees of the Mokena Fire Protection District.
- D. IFC Section 311.5 (Placards): The following shall be added to this section.
- 311.5.6 The size, color, and markings of the placard required by this section shall be approved by the fire official.
- 311.5.7 All costs associated with the purchase and installation of the placards required by this section shall be borne by the property owner.
- 311.5.8 Placards required to be installed by this section shall not be removed until the hazard has been abated and/or without written authorization from the fire official.
- E. IFC Section 505.1 (Address Numbers): The following revision shall be added to this section.
- 505.1 Numbers shall be a minimum of 5" (127 mm) high with a minimum stroke width of 0.5" (12.7 mm).
- F. IFC Section 701.2 (Fire-Resistance-Rated Construction): The following shall be added to this section.
- 701.2.3 All commercial multi-unit tenant spaces of use groups A, B, E, F-1, F-2 I-1, I-2, I-3, I-4, M, S-1, S-2 & U shall be separated by a UL listed fire barrier wall of not less than 1 hour (sprinklered buildings) and not less than 2 hour (non-sprinklered building).
- G. IFC The following is added to section 907 Fire Alarm and Detection Systems.
- 907.3.1.2 Buildings protected by an approved fire sprinkler system with horizontal and/or vertical exhaust and/or intake fans, and high-volume low-speed (HVLS) fans shall be wired to the sprinkler system riser flow switch(es) for immediate shut down in case of a sprinkler system activation.

Approved manual override switches connected to the exhaust fans shall be provided in an approved location to allow for ventilation of products of combustion while the sprinkler system flow switch is activated. Intake fans and high-volume low-speed fans shall remain shut down at all times that the flow switch(es) is activated.

- 907.11 Fire Alarm System Required: A listed and approved addressable automatic fire alarm system shall be used for detection and signaling in the event of a fire.
- 907.12 Where Required: The following are locations where a fire alarm system is required.
- 907.12.1 Where required by the according International Building Code.
- 907.12.2 Use Group A, E, I, and R-1 as follows:
- a. In all existing buildings or structures with or without an approved fire suppression system.
  - b. In all new buildings or structures with or without an approved fire suppression system.
- 907.12.3 Use Group R-2 as follows:
- a. In all new buildings or structures with or without an approved fire suppression system.
- Exception: Buildings or structures which do not exceed two stories, including basements which are not considered as a story above grade and a maximum of four dwelling units that exit directly to the exterior.
- 907.12.4 Use Group B, F, M, and S as follows:
- a. In all existing buildings or structures with or without an approved fire suppression system when there is a change in ownership, a significant remodel or addition, and change of use group.

- b. In all new buildings or structures with or without an approved fire suppression system.

Exception: Buildings or structures that are less than 2,000 square feet in size and no more than one story in height that are not normally occupied.

907.12.5 Tenant Space Light: Each space in a multiple tenant sprinklered building shall have a light visible in a public access area in the front and rear of the building indicating which tenant space the activated flow switch is in and/or identified on an accessible enunciator or control panel.

907.13 Zones/Address Points: The following areas shall be separately zoned/addressed:

907.13.1 Each floor or each floor area exceeding 10,000 square feet.

907.13.2 Flow switch of each floor of a multi-story sprinklered building.

907.13.3 Each different type of system (detection, pull stations, sprinkler system flow and tamper, kitchen hood suppression systems, etc.).

907.13.4 Each tenant space in multi-tenant buildings.

907.13.5 As directed by the Fire Marshal.

907.14 Alerting Devices. All alerting devices shall be of an approved audio/visual and/or visual type.

907.15 Fire Department Supervision. All fire alarm systems shall terminate at the Mokena Fire Protection District alarm board or at a point approved by the Fire Marshal via radio transceiver.

907.16 All fire alarm systems shall be designed, installed, and maintained by a competent licensed fire alarm contractor in accordance with the referenced applicable NFPA standards.

907.17 Battery stand by hours for fire alarm systems shall equal 60 hours + 5 minutes of alarm.

907.18 Manual fire alarm boxes (pull stations) shall be installed at all first floor marked exits in all buildings required to have an approved automatic fire alarm system regardless of the presence of an approved automatic sprinkler system, unless required on higher floors as required elsewhere in the code.

H. IFC The following is added to Section 903 Automatic Fire Suppression System.

- 903.4.4 Sprinkler system valve control rooms shall have a thermometer installed and properly connected to the fire alarm system that will cause a trouble condition on the fire alarm system when the room temperature falls below 50° F to prevent freezing.
- 903.7 Automatic fire suppression system shall be required as defined in section 903.2.
- 903.8 Where required by the building code.  
Exception: 1-2 family dwellings. This section is omitted.
- 903.9 In all new buildings or structures four or more stories or fifty feet (50') in height.
- 903.10 Use group A as follows:
- a. In all new buildings or structures of A-1 with a gross floor area of 7,500 square feet or more.
  - b. In all new buildings or structures of A-2 with a gross floor area of 5,000 square feet or more.
  - c. In all new buildings or structures of A-3 and A-4 with a gross floor area of 7,500 square feet or more.
  - d. In all new buildings or structures of A-5 with a gross floor area of 1,000 square feet or more.
- 903.11 Use Group E: In all new buildings or structures of Use Group E having a gross floor area of 7,500 square feet or more.
- 903.12 Use Group H: In all new buildings or structures of Use Group H.
- 903.13 Use Group I: In all new buildings or structures of Use Group I.

- 903.14 Use Group B, M, F, and S: In all new buildings and structures having a gross floor area of 7,500 square feet or more.
- 903.15 Use Group R: In all new buildings or structures of Use Group R-1 and R-2.
- Exception: R-2 buildings or structures which do not exceed two stories, including basements which are not considered as a story above grade and a minimum of 4 dwelling units.
- 903.16 All fire sprinkler systems shall be designed, installed, inspected, and maintained by a competent licensed fire sprinkler system contractor in accordance with the referenced applicable NFPA standards.
- 903.17 All multiple occupancy sprinklered buildings shall be individually zoned for flow or shall be broken down into flow zones not to exceed four units per flow zone. Buildings designed for less than five tenant spaces shall have individual flow switches and control valves for each unit.
- 903.18 Class I standpipes shall be installed at each intermediate level in all stairways of buildings exceeding two stories in height above the lowest level of fire department vehicle access and/or where the building exceeds two stories below the highest level of fire department vehicle access. All standpipe connections shall be 2 ½" threaded fittings and shall be provided with 1 ½" reducers and caps.
- 903.19 The fire department connection to support the automatic sprinkler system shall be a 5" Storz quick connect fitting with a 30° angled fitting.
- 903.20 Buildings designed as warehouses containing rack storage systems and required to have hose connections installed in the rack storage system shall have the hose connections installed inside all exterior doors within the warehouse storage area in lieu of the in rack hose connections. The hose connections shall be a minimum 2 ½" pipe, with 2 ½" control valve, and 1 ½" reducer with cap.
- Hose connections fed by multiple risers shall be cross connected to allow isolating a riser without interrupting the water supply to the hose connections.

I. IFC: The following is added to Section 506 Key Boxes.

506.3 Location: The fire official shall determine the key box location.

506.4 Type: Key boxes shall be allowed on single occupancy buildings. Key vaults shall be installed on all multiple occupancy buildings.

J. IFC: The following is added to Section 312 Vehicle Impact Protection.

312.4 Gas Meter Protection: Whenever deemed necessary by the fire official, guards shall be installed around gas meters to provide protection against damage.

312.5 Outdoor Seating Protection: Whenever deemed necessary by the fire and Village officials, outdoor seating areas adjacent to and exposed to parking lots or areas shall be protected by vehicle impact protection in accordance with section 312

K. IFC: The following is added to Section 1003 General Means of Egress.

1008.4 Emergency Lighting: Emergency power supplies from an independent, approved, reliable source (battery or automatic starting generator) shall be provided in all rooms, spaces, stairways, corridors, access routes, and other exit components.

L. IFC: The following is added to chapter 9 Fire Protection Systems.

918 Fire Watch

918.1 The Mokena Fire Protection District or the Village of Mokena may require a fire watch during hours of operation by fire district personnel upon any premises of Use Group A (assembly) with occupant loads of 300 or greater where the buildings' fire and life safety equipment and or its supervision is placed out of service and will not be restored within one (1) hour.

918.2 The Mokena Fire Protection District or the Village of Mokena may require a fire watch by fire district personnel upon any premises of Use Groups E (educational) and I (institutional) with occupant loads of 50 or greater where the buildings' fire and life safety equipment and or its supervision is placed out of service and will not be restored within one (1) hour.

1. Other situations that may require a fire watch may include but are not limited to newly constructed buildings or structures opened for occupancy prior to completion of the fire and life safety equipment and its supervision and/or special programs or events where there will be space for standing room over what the seating area and the exits will handle both seated and standing people.

918.2.1 The fire official shall determine the number of fire district personnel required for the fire watch. The owner or occupant shall be charged for the fire watch at a rate set forth by the fire district.

918.3 Fire Watch Fee Rate: A rate of \$75.00 per hour, per fire watch personnel shall be paid to the Mokena Fire Protection District for the fire district personnel assigned to fire watch duty in accordance with the provisions and/or circumstances set forth in section 915.1.

M. IFC The following is added to section 604 Electrical Equipment, Wiring and Hazards.

604.12 An approved remote power box shall be installed on all buildings exceeding 800 amps and/or where the electrical service disconnect is not located inside nearest the point of entrance of the service conductors

N. IFC The following shall be added to section 316 Firefighter Safety:

316.7 Any parapet walls designed on all new construction buildings shall not exceed 42" in height. Any parapet wall heights exceeding 42" in any direction shall have an approved manner of reducing the height necessary for fire crews to scale the parapet wall to 42" or less.

## SECTION 6. DANGEROUS CONDITIONS

In case there shall be, in the opinion of the Fire Official, a danger to life and property from the hazards fire and explosion arising from the storage, handling, or use of hazardous substances, materials, and devices, or the conditions hazardous to life or property in the use and/or occupancy of buildings or premises, the Fire Official shall secure such necessary labor and machinery, equipment and devices and shall cause the necessary work to be done to render occupants and property temporarily safe, whether or not the procedures prescribed in this section are implemented.

- A. Where practical and time constraints permit, the owner, occupant, or other person in control of the area where the dangerous condition exists shall be notified of the dangerous condition, and shall have the option of making the condition safe.
- B. If necessary, to preserve the health, welfare, and safety of the general public, the District shall take all necessary and proper action to remove or mitigate the dangerous condition or emergency, including engaging contractors at a fee. The owner, occupants, or other persons in control of the area in which the dangerous condition exists shall be jointly severally liable for any costs incurred by the District in connection with the Districts removal or mitigation of the dangerous condition.
- C. The Fire Official of the Mokena Fire Protection District shall cause proper action to be taken against the owner of the premises, and the occupants if different from the owners, for the emergency costs incurred by the Mokena Fire Protection District in performance of the duties under this section.

#### SECTION 7. PENALTY FOR VIOLATION

- A. Any person who shall violate any of the provisions of this Ordinance or the Codes hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or fail to pay a fee or fine set by this Ordinance or the Codes hereby adopted, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Board of Trustees or the Code Official or by a court of competent jurisdiction, within the time fixed therein, shall severally for each and every such violation and noncompliance respectively, be punishable by a fine of not less than \$100.00 nor more than \$500.00, plus all legal fees and all costs caused by enforcement. Any such violation shall also be required to be corrected or remedied by all such persons as soon as possible. Each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions, including the issuance of mandatory injunctions.
- B. The application of the above penalty shall not prevent the enforced removal of prohibited conditions.
- C. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 or more than \$500.00.

## SECTION 8. INJUNCTIVE RELIEF

As an alternative or in conjunction with the imposition of a fine as provided in Section 7, the District may elect to seek injunctive relief from a court of equity requiring the compliance with the code, demolition of the offending structure or removal of the offending condition. The District shall be entitled to an award of reasonable attorney's fees, expert witness fees and court costs incurred in enforcing this ordinance through this provision

## SECTION 9. REPEAL OF CONFLICTING ORDINANCES

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or the codes hereby adopted are hereby repealed to the extent of such conflict or inconsistency. Ordinance #2007-3 is hereby repealed in its entirety. However, neither the enactment of this Ordinance nor the repeal of any ordinance or parts of ordinances as provided for herein shall be construed to affect or abate any action or cause of action for violation of said prior ordinance or ordinances.

## SECTION 10. VALIDITY

If, for any reason, any section, paragraph, sentence, or word of this Ordinance or the codes incorporated by reference herein be declared by a court of competent jurisdiction to be valid, it is the intent of the Board of Trustees that it would have enacted all other portions of this ordinance and codes not so declared invalid, independent of any such portion as may be declared invalid. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

## SECTION 11. DATE OF EFFECT

This ordinance shall become effective from and after passage as provided by the law.

PASSED AND APPROVED

This \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_