

**EAST PEORIA FIRE DEPARTMENT**

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Phone: (309) 427-7671



**Bobby Zimmerman**  
Fire Chief

TO: The Honorable Mayor and City Council  
THRU: Commissioner Mingus  
FROM: Fire Chief Bobby Zimmerman  
DATE: February 14, 2023  
SUBJECT: Code Changes

**DISCUSSION:** Currently there are City Codes that are more restrictive than the adopted IFC, NFPA Life Safety, and IBC that the City has adopted. With removal of code 4-1-6, section (C) which are additional requirements, it will be easier to maintain consistency, within the business community.

**RECOMMENDATION:** As the Fire Marshall, I recommend that this Ordinance be adopted, and this code be removed.

CC. City Clerk Morgan Cadwalader

**ORDINANCE NO. 4708**

**AN ORDINANCE AMENDING THE BUILDING REGULATIONS  
IN TITLE 4 OF THE EAST PEORIA CITY CODE REGARDING FIRE ALARM  
SYSTEMS FOR CONSISTENCY WITH THE ADOPTED CODES**

**WHEREAS**, City Staff have proposed amendments to Section 4-1-6 of the Building Regulations provisions found at Title 4 of the East Peoria City Code, which proposed amendments are hereinafter set forth; and

**WHEREAS**, City Staff seeks to align the City's Building Regulations with the less restrictive provisions in the adopted International Fire Code, National Fire Protection Association Life Safety Code, and International Building Code regarding fire alarm system requirements; and

**WHEREAS**, the proposed amendment of Section 4-1-6 of the City's Building Regulations removes the provision addressing fire alarm systems to ensure that the fire alarm system requirements are consistent with the adopted IFC, NFPA Life Safety Code, and IBC and remain consistent with the business community; and

**WHEREAS**, the City Council finds that adoption of the proposed amendment to Section 4-1-6 of the City's Building Regulations serves the best interests and the public good of the City of East Peoria and its citizens;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:**

**Section 1.** Section 6 of Title 4, Chapter 1 is hereby amended to read as follows (additions are indicated by underline; deletions by ~~strikeout~~):

**4-1-6. Additional requirements.**

Any less restrictive provisions of either the IBC or the IRC to the contrary notwithstanding, the following requirements where applicable shall also be met:

(a) *Elevators and stairways.*

- (1) Elevators are required in buildings having a height of more than three (3) stories. All elevators in such buildings shall have a capacity of not less than four thousand five hundred (4,500) pounds and interior dimensions of not less than eight

(8) feet in length and five (5) feet ten (10) inches in width. The sides of the car which lie perpendicular to the side which contains the doorway to the car shall have an interior length of not less than eight (8) feet. Any such elevator shall be capable of accessing each floor in the building in which it is located.

- (2) Buildings having a height of two (2) or three (3) stories (except one- or two-family dwellings) shall include at least one (1) of the following:
- a. An elevator with a capacity of not less than two thousand five hundred (2,500) pounds and interior dimensions of not less than six (6) feet ten (10) inches in length by four (4) feet three (3) inches in width. The sides of the car which lie perpendicular to the side which contains the doorway to the car shall have an interior length of not less than six (6) feet ten (10) inches. Any such elevator shall be capable of accessing each floor in the building in which it is located; or
  - b. A stairway which meets applicable requirements of the IBC or the standards set forth in this subsection, whichever are more restrictive. All landings in any such stairway shall have a clear width (measured by any angle that the standard ambulance cart in use by the East Peoria Fire Department Ambulance Service may rotate to change direction) of four (4) feet six (6) inches by nine (9) feet in length. Doorways entering and/or exiting stairways shall comply with the IBC. Emergency personnel shall not be required to re-enter the building or exit the stair enclosure at any floor level to complete a rotation by an ambulance cart to further ascend or descend the stairway. Doors shall be located to allow exit from the stair enclosure with the ambulance cart remaining in the horizontal or rolling configuration. Under no circumstance shall the stairway be designed in such a manner as to require the ambulance cart to be elevated in order to negotiate a corner or pass through a door. No point in any such building shall be located more than one hundred fifty (150) feet from the nearest stairway which complies with this subsection.
- (b) *Fire suppression.* With respect to: any new building intended to be used for commercial, industrial or multifamily residential purposes or with respect to any existing building used for commercial, industrial or multifamily residential purposes which is undergoing remodeling or improvement where the cost of construction exceeds fifty (50) percent of the fair cash market value as determined by reference to the most recent assessed value of the building, the property must include facilities which in the judgment of the fire chief are sufficient

to permit the fire department to promptly suppress any fire which may occur in the structure. In the absence of an analysis by the fire chief which demonstrates that either more or less substantial facilities are required, any property or building subject to the requirements of this subsection must include a pumper-type hydrant on the city's side of the sprinkler system check valve not more than one hundred (100) feet, nor less than fifty (50) feet from the Siamese connection. Hydrants on mains having a minimum diameter of six (6) inches shall also be provided so that hydrant spacing around the perimeter of the building does not exceed three hundred (300) feet. The site plan for the building shall show all existing and new underground piping, pipe sizes, fire hydrant and a location suitable for testing water flows.

~~(c) *Fire alarm system.* Every new building intended to be used for commercial, mercantile, business, industrial or multifamily residential purposes shall be equipped with a complete automatic/manual/notification fire alarm system monitored by a reputable UL listed central station. Such fire alarm system shall be capable of detecting fire and smoke and shall be installed in accordance with the standards prescribed by the IBC.~~

**Section 2.** This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

**Section 3.** This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

**Section 4.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

**PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**EXAMINED AND APPROVED:**

\_\_\_\_\_  
Corporation Counsel