



**OFFICE OF THE CITY MANAGER**

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5488  
F: 847.391.5451  
desplainesil.gov

**SPECIAL BUILDING CODE COMMITTEE MEETING**

October 13, 2026

Alderman Mark Walsten has called for a special meeting of the Building Code Committee to be held on **Thursday, October 15, 2026** at 6:30 p.m. in Room 102 of Des Plaines City Hall, 1420 Miner Street, Des Plaines, Illinois for the purpose set forth in the agenda below. Please give notice of this Committee meeting to each member of the City Council, Department Head, and the Press.

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**CHAIR ANNOUNCEMENTS/COMMENTS – Alderman Mark Walsten**

**NEW BUSINESS**

1. Minutes of the November 20, 2025 Building Code Committee Meeting
2. Consideration of Amendments to Titles 1, 6, and 10 of the City Code, the 2021 International Codes, the 2020 National Electrical Code, and the 2024 Illinois Energy Conservation Code

**PUBLIC COMMENT**

**ADJOURNMENT**

A handwritten signature in blue ink, appearing to read 'Dorothy Wisniewski', is written over a horizontal line.

Dorothy Wisniewski, City Manager

The City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 391-5486 to allow the City to make reasonable accommodations for these persons.

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL  
OF THE CITY OF DES PLAINES, ILLINOIS BUILDING CODE  
COMMITTEE HELD IN ROOM 101, DES PLAINES CIVIC  
CENTER, THURSDAY, NOVEMBER 20, 2025**

**CALL TO  
ORDER**

The special meeting of the Building Code Committee of the City Council of the City of Des Plaines, Illinois, was called to order by Ald. Walsten at 11:09 a.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Thursday, November 20, 2025.

**ROLL CALL**

Roll call indicated the following committee members present: Aldermen Merlin and Walsten. Alderman Chlebek was absent. A quorum was present.

**CHAIR  
ANNOUNCEMENTS**

Chairman Walsten thanked the members of the Building Code Committee for convening for a final meeting to review staff's proposed solutions to items identified for additional evaluation.

**NEW BUSINESS**

Chairman Walsten introduced the draft minutes of the October 7, 2025 Building Code Committee meeting.

There were no revisions.

Alderman Merlin moved, seconded by Chairman Walsten, to approve the minutes of the October 7, 2025 meeting. Upon voice vote, the vote was:

AYES: 2 - Merlin, Walsten

NAYS: 0 - None

ABSENT: 1 - Chlebek

Motion declared carried.

Chairman Walsten introduced the draft minutes of the October 16, 2025 Building Code committee meeting.

There were no revisions.

Alderman Merlin moved, seconded by Chairman Walsten, to approve the minutes of the October 16, 2025 meeting. Upon voice vote, the vote was:

AYES: 2 - Merlin, Walsten

NAYS: 0 - None

ABSENT: 1 - Chlebek

Motion declared carried.

Chairman Walsten introduced Chief Code Official Yanong to review several draft code amendments the committee previously identified for additional consideration.

CBO Yanong identified three topics for additional discussion.

*Item 1:* Title 10-2-2 IRC 105.2 and IEBC 105.2. Work exempt from permit.

The Building Code Committee did not support a proposed amendment which originally included the following provision to modify exemption 4:

4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. Simultaneous removal of cabinets and counters will be considered an alteration and will require a permit.

In response to direction from the Building Code Committee, the draft amendment has been modified for additional consideration by the City council to include the following alternate provision:

4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. Projects that include mechanical, electrical, plumbing or structural work or any combination of these items shall require a building permit.

Although staff has experienced interior demolition projects which have been performed without permit oversight which have resulted in noncompliant finished work, staff is satisfied that the revised provision provides the clarity necessary to ensure applicants will be made aware of the requirements and staff will have the framework necessary to require remediation of any violations that may occur associated with these types of projects.

Alderman Merlin supported revised verbiage.

Alderman Merlin moved, seconded by Chairman Walsten, to approve the amendments to Title 10-2-2 IRC 105.2 and IEBC 105.2.. Upon voice vote, the vote was:

AYES: 2 - Merlin, Walsten  
NAYS: 0 - None  
ABSENT: 1 - Chlebek

Motion declared carried.

CBO Yanong summarized proposed requirements relating to limiting opportunity for homeowner occupiers who have resided on the premises for at least 12 months.

*Item 2:* IRC R105.4.1 Issuance of permits.

The Building Code Committee had concerns with inclusion of a proficiency exam for homeowners intending to serve as their own contractors, especially for specialized electric and plumbing work where authorized by the Code for owner-occupied residences. The original amendment has been modified to

remove any stipulations which might require an exam and instead will allow homeowners to perform this work without additional restrictions.

The requirement for an exam has been stricken.

Alderman Merlin moved, seconded by Chairman Walsten, to approve the amendments to IRC R105.4.1. Upon voice vote, the vote was:

AYES: 2 - Merlin, Walsten

NAYS: 0 - None

ABSENT: 1 - Chlebek

Motion declared carried.

CBO Yanong summarized proposed amendments relating to limitations and fees related to phased approvals.

*Item 3: Title 10-13 Construction Regulations and Fee Schedule, Sections 10-3-2 and 10-3-3.*

The Building Code Committee requested clarification regarding potential regulations and fees for phased permits for multi-family and commercial construction projects. “Phasing” of permits refers to the separation of a single building permit into multiple permits. For example, a two-phase permit may be comprised of a foundation-only permit followed by a full permit, a three-phase permit may be comprised of a foundation-only permit, followed by an exterior-only “shell” permit, followed by a full building permit, and so on.

Phasing of permits adds additional quantity of plan reviews and administrative time since each phase of the permit undergoes its own round(s) of plan review and administrative processing. TO address the additional burden associated with phased permits, staff proposed a draft scale of additional fees and a cap on the total quantity of permissible permit phases. Although the Building Code Committee generally supported the concept, they recommended additional analysis of the specific conditions and fees to ensure the fees would be commensurate with the overall fee structure and additional work involved.

Staff proposes a revised amendment including the following:

For phased permits, a 25% additional charge shall be applied to both the standard plan review fee and permit fee for each additional phase.

Several examples are provided as follows:

| <b>Commercial Remodeling – 1,000 sq. ft. with \$125,000 in construction value</b> |                 |            |           |
|-----------------------------------------------------------------------------------|-----------------|------------|-----------|
| Quantity of Phases                                                                | Plan Review Fee | Permit Fee | Total Fee |
| Single-Phase                                                                      | \$400           | \$2,188    | \$2,588   |

|            |       |       |       |
|------------|-------|-------|-------|
| Two Phases | \$100 | \$547 | \$647 |
|------------|-------|-------|-------|

| <b>New Commercial Building – 2,500 sq. ft. with \$1,250,000 in construction value</b> |                 |            |           |
|---------------------------------------------------------------------------------------|-----------------|------------|-----------|
| Quantity of Phases                                                                    | Plan Review Fee | Permit Fee | Total Fee |
| Single-Phase                                                                          | \$800           | \$21,875   | \$22,675  |
| Two Phases                                                                            | \$200           | \$5,469    | \$5,669   |
| Three Phases                                                                          | \$200           | \$5,469    | \$5,669   |

| <b>New Commercial Building – 40,000 sq. ft. with \$10,000,000 in construction value</b> |                 |            |           |
|-----------------------------------------------------------------------------------------|-----------------|------------|-----------|
| Quantity of Phases                                                                      | Plan Review Fee | Permit Fee | Total Fee |
| Single-Phase                                                                            | \$2,800         | \$175,000  | \$177,800 |
| Two Phases                                                                              | \$700           | \$43,750   | \$44,450  |
| Three Phases                                                                            | \$700           | \$43,750   | \$44,450  |

| <b>New Commercial Building – 100,000 sq. ft. with \$20,000,000 in construction value</b> |                 |            |           |
|------------------------------------------------------------------------------------------|-----------------|------------|-----------|
| Quantity of Phases                                                                       | Plan Review Fee | Permit Fee | Total Fee |
| Single-Phase                                                                             | \$4,600         | \$350,000  | \$354,600 |
| Two Phases                                                                               | \$1,150         | \$87,500   | \$88,650  |
| Three Phases                                                                             | \$1,150         | \$87,500   | \$88,650  |

Chairman Walsten inquired about potential alternatives and requirements in other communities.

Community Development Director Jeff Rogers noted that the table provided included examples for discussion purposes, however the proposed amendments would allow phasing of permits only for nonresidential projects with values in excess of \$1,000,000. He summarized different approaches to permit fees in local communities including fees established on the value of the work, fees based upon building area, and hybrid models.

Alderman Merlin summarized several potential examples.

Chief Building Official Yanong provided examples of projects which utilized three-phase and four-phase approvals. He noted that the proposed model is closely aligned with a successful model he experienced earlier in his career.

Chairman Walsten supported the amendments as proposed.

Alderman Merlin agreed.

Alderman Merlin moved, seconded by Chairman Walsten, to approve the amendments to Title 10-13, Sections 10-3-2 and 10-3-3. Upon voice vote, the vote was:

AYES: 2 - Merlin, Walsten  
NAYS: 0 - None

ABSENT: 1 - Chlebek  
Motion declared carried.

**PUBLIC COMMENT**

Chairman Walsten invited members of the public to provide comments regarding items that were not on the agenda.

There were no members of the public who offered comments.

**ADJOURNMENT**

Moved by Walsten, seconded by Merlin, to adjourn the meeting. Upon voice vote, motion declared carried.

City Manager Dorothy Wisniewski confirmed the meeting was adjourned at 11:27 a.m.

APPROVED BY ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_

Mark Walsten, Alderman & Building Committee Chair



## PROPOSED CODE AMENDMENTS

PROPOSALS TO THE CITY CODE OF DES PLAINES TITLES 1, 6, & 10,  
THE 2021 INTERNATIONAL CODES, 2020 NATIONAL ELECTRICAL  
CODE AND THE 2024 ILLINOIS ENERGY CONSERVATION CODE

OCTOBER 15, 2026

THIS DOCUMENT IS POSTED ON THE CITY OF DES PLAINES WEBSITE AT  
[WWW.DESPLAINESIL.GOV](http://WWW.DESPLAINESIL.GOV)



## Summary

### **Codes Recommended for Adoption**

IECC 2021 Illinois Energy Conservation Code (State Code)

### **Building Committee**

Alderman Mark Walsten, 6<sup>th</sup> Ward

Chairman, Voting Member

Alderman Margaret Chlebek, 1<sup>st</sup> Ward

Vice-Chair, Voting Member

Alderman Thomas Merlin, 5<sup>th</sup> Ward

Member, Voting Member

### **Presenters**

Jeff Rogers, Director of Community and Economic Development

Allen Yanong, Chief Building Official



## Title 1: Administrative

### **Chapter 4: General Penalty**

#1 1-4-1 General Penalty

## Title 6: Police Regulations

### **Chapter 6: Noise**

#2 6-2-7 Noise, B, Exemptions (b)

## Title 10: Building Regulations

### **Chapter 1: Building Code**

#3 IBC 105.6 Suspension, cancellation or expiration

### **Chapter 2: Residential Code**

#4 IRC 105.6 Suspension, cancellation or expiration

### **Chapter 7: Energy Conservation Code – Proposed Amendments**

#5 10-7-1 Adoption of the Illinois Energy Conservation Code

#6 10-7-2 Amendments to the Illinois Energy Conservation Code

#7 IL ECC 101.6 Adoption of Appendix CB, CG

#8 IL ECC Appendix CG 101.2.1

#9 IL ECC Appendix CG Table CG101.2.1

### **Chapter 8: Electrical Code**

#10 NEC Article 334

### **Chapter 13: Construction Regulations Fee Schedule**

#11 10-13-3 Fees for permit and inspections



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Jeff Rogers **Date:** 09/25/2026  
**Email:** jrogers@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| <b>T1</b>      | Title 1, City Code of Des Plaines  | <b>IRC</b>     | International Residential Code |
| <b>T6</b>      | Title 6, City Code of Des Plaines  | <b>IBC</b>     | International Building Code    |
| <b>T10</b>     | Title 10, City Code of Des Plaines | <b>NEC</b>     | National Electrical Code       |
| <b>IECC</b>    | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

Title 1, Section 1-4-1 General Penalty

**Proposal:**

Place an “X” next to the choice that best defines your proposal: ☒ Revision ☐ New Text ☐ Delete/Substitute ☐ Deletion

**Title 1, Chapter 4, 1-4-1 General Penalty**

Any person convicted of a violation of any section of this code, unless otherwise specified, shall be fined a sum not to exceed seven hundred fifty dollars (~~\$750.00~~) (\$1,000.00) for each offense. The penalty provision of this section shall be automatically applicable to and included in any ordinance that amends, corrects or adds to any title, chapter or section of this code<sup>1</sup>

. (Ord. M-23-81, 5-4-1981; amd. 2002 Code)

Notes

<sup>1</sup> 1. 65 ILCS 5/1-2-1.

**Supporting Information (Required):**

The general penalty was last increased in 1981. The proposed amendment would provide a maximum daily penalty per offense that would allow City civil enforcement process to reach the \$50,000 maximum penalty faster so that persistent violations could be escalated, when necessary and supported by the City Council, to Cook County Circuit Court.

The proposed penalty provides for easier calculation of extended fines.

The proposed penalty is commensurate with current penalties commonly adopted in other area municipalities.

**Bibliography and Access to Materials:**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

|                       |                                   |                                   |                                               |
|-----------------------|-----------------------------------|-----------------------------------|-----------------------------------------------|
| Cost of construction: | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |
| Cost of design:       | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |
| Restrictiveness:      | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Jeff Rogers **Date:** 09/25/2026  
**Email:** jrogers@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided ("X") to answer: ☒ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T01            | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

Title 6, Section 6-2-7 Noise, B, Exemptions (b)

**Proposal:**

Place an "X" next to the choice that best defines your proposal: ☒ Revision ☐ New Text ☐ Delete/Substitute ☐ Deletion

**Title 6, Section 6-2-7 Noise, B Exemptions (b)**

b. All work and activities related to the construction or demolition of any building or structure, or the improvement of any parcel of property, performed between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. on Mondays through Saturdays and the hours of ten o'clock (10:00) A.M. and six o'clock (6:00) P.M. on Sundays and official holidays of the city. The work and activities described in this subsection B1b includes, without limitation: grading; excavation; demolition; alteration; repair; landscape and hardscape work; loading, unloading, moving, or preparing any materials, supplies, equipment or personnel; and the idling of engines of motor vehicles exceeding eight thousand (8,000) pounds' gross vehicle weight, while such vehicles are standing upon or adjacent to work sites. When the start time and allowable working times authorized by a Cook County Demolition permit are in conflict with this exemption, the more strict range of hours shall govern.

**Supporting Information (Required):**

In recent experience, the City has noted more restrictive permissible hours of demolition activity included as conditions of approval by Cook County on certain demolition permits, particularly on property along major roadways and where large commercial property abuts residential property. The proposed amendments would recognize these regulations and allow for local enforcement of more restrictive regulations on hours of demolition work.

**Bibliography and Access to Materials:**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

|                       |                                   |                                   |                                               |
|-----------------------|-----------------------------------|-----------------------------------|-----------------------------------------------|
| Cost of construction: | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |
| Cost of design:       | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |
| Restrictiveness:      | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** [ayanong@desplainesil.gov](mailto:ayanong@desplainesil.gov) **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

IBC 105.6.

**Proposal:**

Place an “X” next to the choice that best defines your proposal: ☒ Revision ☐ New Text ☐ Delete/Substitute ☐ Deletion

**IBC 105.6.1 Suspension, ~~or cancellation,~~ and expiration.**

- The *building official* may suspend or cancel any permit or may stop the work for any of the following reasons:
  - When a permit has been issued in error.
  - When the nature, scope or details of a project have been misrepresented to the Building Department by the applicant, owner or owner’s agent.
  - When there is a violation of any provisions of this Code or any City ordinance which the Building Department is empowered to enforce.
  - When the owner or permit holder has failed to comply with the requirements of Zoning Administration, Public Works and Engineering, Public Health or the Fire Department.
  - When the continuance of any work becomes dangerous to life or property.
- Unless otherwise approved by the *building official*, a construction permit may be automatically canceled when:
  - Work is not commenced within 60 days from the date of permit issuance.
  - Work is suspended or abandoned for a period of 60 days after work is commenced.
  - No request for inspection has been made for a period of 60 days.

3. Unless otherwise approved by the *building official*, a demolition permit may be automatically canceled when:
  - a. Work is not commenced within 30 days after the date of issuance.
  - b. Work is suspended or abandoned for a period of 10 days after work is commenced.
4. A building permit shall expire if work is not completed within 24 months after issuance of the permit, unless the work under the permit is limited to fences, impervious surfaces or work with a value of less than \$50,000, in which case the permit shall expire if the work is not completed within 12 months.
5. The *building official* may ~~re-establish~~ reinstate a suspended permit within one year of permit suspension, provided that all conditions leading to the suspension are abated, the same series of this Code is in force, and upon payment of a fee as set forth by the building official. A suspended permit that is not so re-established shall require submission of a new permit application for consideration, under the series of Code enforced at that time.
6. A canceled permit shall not be ~~re-established~~ reinstated but shall require submission of a new permit application for consideration, under the series of Code enforced at that time.
7. For expired permits, an extension must be applied for prior to or within 45 days after the expiration of the permit for which the extension is sought. The applicant shall submit to the *building official* a formal written request for the extension. No single extension shall exceed six months and the total duration of all extensions granted shall not exceed 12 months. Permit extension fees shall be outlined in Title 13 Construction Regulations Fee Schedule. If no such extension is granted and the work is not completed, the applicant shall be required to apply for a new permit under the provisions of this code. No permit fees shall be refunded because of the expiration of any permit pursuant to the provisions of this section.
8. Notice of the suspension or cancellation of a permit for reasons stated in this Section shall be in writing and shall be served upon the holder of the permit, the owner or the person in charge of the work. If the original notice is not served on the owner, a copy of the notice shall be sent to the owner. It shall be unlawful to proceed with any work once the notice is served.

**Supporting Information (Required):**

Staff reviewed expiration, revocation, and cancellation provisions for various area municipalities.

Large construction projects can extend into multiple years, but 24 months with codified opportunity for consideration of extensions for responsible applicants should provide an adequate opportunity to initiate and complete construction projects even in instances where extended delays occur.

The proposed requirements provide several means to balance the needs of the community with the City's need for oversight and enforcement.

City staff plans to propose code adoptions at regular intervals going forward which will provide opportunity after adoption to amend terms and/or fee thresholds should our experience indicate the need to further refine the proposed standards.

**Bibliography and Access to Materials:**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

Cost of construction:    ☐ Increase        ☐ Decrease        ☒ No Impact

Cost of design:        ☐ Increase        ☐ Decrease        ☒ No Impact

Restrictiveness:        ☐ Increase        ☐ Decrease        ☒ No Impact

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

IRC 105.6.

**Proposal:**

Place an “X” next to the choice that best defines your proposal: ☒ Revision ☐ New Text ☐ Delete/Substitute ☐ Deletion

**IRC 105.6.1 Suspension, ~~or cancellation,~~ and expiration.**

- The *building official* may suspend or cancel any permit or may stop the work for any of the following reasons:
  - When a permit has been issued in error.
  - When the nature, scope or details of a project have been misrepresented to the Building Department by the applicant, owner or owner’s agent.
  - When there is a violation of any provisions of this Code or any City ordinance which the Building Department is empowered to enforce.
  - When the owner or permit holder has failed to comply with the requirements of Zoning Administration, Public Works and Engineering, Public Health or the Fire Department.
  - When the continuance of any work becomes dangerous to life or property.
- Unless otherwise approved by the *building official*, a construction permit may be automatically canceled when:
  - Work is not commenced within 60 days from the date of permit issuance.
  - Work is suspended or abandoned for a period of 60 days after work is commenced.
  - No request for inspection has been made for a period of 60 days.

3. Unless otherwise approved by the *building official*, a demolition permit may be automatically canceled when:
  - a. Work is not commenced within 30 days after the date of issuance.
  - b. Work is suspended or abandoned for a period of 10 days after work is commenced.
4. A building permit shall expire if work is not completed within 24 months after issuance of the permit, unless the work under the permit is limited to fences, impervious surfaces or work with a value of less than \$50,000, in which case the permit shall expire if the work is not completed within 12 months.
5. The *building official* may ~~re-establish~~ reinstate a suspended permit within one year of permit suspension, provided that all conditions leading to the suspension are abated, the same series of this Code is in force, and upon payment of a fee as set forth by the building official. A suspended permit that is not so re-established shall require submission of a new permit application for consideration, under the series of Code enforced at that time.
6. A canceled permit shall not be ~~re-established~~ reinstated but shall require submission of a new permit application for consideration, under the series of Code enforced at that time.
7. For expired permits, an extension must be applied for prior to or within 45 days after the expiration of the permit for which the extension is sought. The applicant shall submit to the *building official* a formal written request for the extension. No single extension shall exceed six months and the total duration of all extensions granted shall not exceed 12 months. Permit extension fees shall be outlined in Title 13 Construction Regulations Fee Schedule. If no such extension is granted and the work is not completed, the applicant shall be required to apply for a new permit under the provisions of this code. No permit fees shall be refunded because of the expiration of any permit pursuant to the provisions of this section.
8. Notice of the suspension or cancellation of a permit for reasons stated in this Section shall be in writing and shall be served upon the holder of the permit, the owner or the person in charge of the work. If the original notice is not served on the owner, a copy of the notice shall be sent to the owner. It shall be unlawful to proceed with any work once the notice is served.

#### **Supporting Information (Required):**

Staff reviewed expiration, revocation, and cancellation provisions for various area municipalities.

Large construction projects can extend into multiple years, but 24 months with codified opportunity for consideration of extensions for responsible applicants should provide an adequate opportunity to initiate and complete construction projects even in instances where extended delays occur.

The proposed requirements provide several means to balance the needs of the community with the City's need for oversight and enforcement.

City staff plans to propose code adoptions at regular intervals going forward which will provide opportunity after adoption to amend terms and/or fee thresholds should our experience indicate the need to further refine the proposed standards.

#### **Bibliography and Access to Materials:**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

Cost of construction:    ☐ Increase        ☐ Decrease        ☒ No Impact

Cost of design:        ☐ Increase        ☐ Decrease        ☒ No Impact

Restrictiveness:        ☐ Increase        ☐ Decrease        ☒ No Impact

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

Title 10, Section 10-7-1

**Proposal:**

**Place an “X” next to the choice that best defines your proposal:** ☒ Revision ☐ New Text ☐ Delete/Substitute ☐ Deletion

**10-7-1: Adoption of the Illinois Energy Conservation Code:** The city acknowledges and affirms that the Illinois Energy Efficient Building Act, 20 Illinois Compiled Statutes 3125/15 et seq., and the Illinois Energy Conservation Code adopted thereunder, 71 Illinois administrative code 600.100 et seq., apply within the city. The 2024 Illinois Energy Conservation Code is hereby adopted and incorporated as if fully set forth herein.

**Supporting Information (Required):**

This proposal acknowledges the 2024 Illinois Energy Conservation Code as the adopted energy conservation code within the City of Des Plaines.

**Bibliography and Access to Materials**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

|                       |                                              |                                   |                                    |
|-----------------------|----------------------------------------------|-----------------------------------|------------------------------------|
| Cost of construction: | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact |
| Cost of design:       | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact |
| Restrictiveness:      | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact |

**Departmental Impact (City Use only):**

This amendment proposal **increases**/decreases/is neutral to the cost of plan reviews.

This amendment proposal **increases**/decreases/is neutral to the cost of inspections.



**AMENDMENT PROPOSAL FORM**  
**FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6**  
**AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL**  
**ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY**  
**CONSERVATION CODE**

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided ("X") to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

**AMENDMENT PROPOSAL**

**Code Section/Table/Figures Proposed for Revisions:**

Title 10, Section 10-7-2

**Proposal:**

**Place an "X" next to the choice that best defines your proposal:** ☐ Revision ☒ New Text ☐ Delete/Substitute ☐ Deletion

**10-7-2: Amendments to the Illinois energy Conservation Code:** The ~~2021~~ 2024 Illinois Energy Conservation Code, adopted and incorporated by reference pursuant to this chapter, is hereby amended, in relevant part, to read as set forth in this section. Subsequent section numbers used in this section refer to the like numbered sections of, or new sections added to, the ~~2021~~ 2024 Illinois Energy Conservation Code. Whenever a conflict arises between the provisions of the ~~2021~~ 2024 Illinois Energy Conservation Code and the amendments set forth in this section, the following amendments will control:

**Supporting Information (Required):**

This proposal creates the section which introduces amendments to the Illinois Energy Conservation Code. Amendments shall be reviewed by the Building Committee and if approved, shall become part of the city code.

**Bibliography and Access to Materials**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

|                       |                                   |                                   |                                               |
|-----------------------|-----------------------------------|-----------------------------------|-----------------------------------------------|
| Cost of construction: | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |
| Cost of design:       | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |
| Restrictiveness:      | <input type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

IL ECC C101.6

**Proposal:**

Place an “X” next to the choice that best defines your proposal: ☐ Revision ☒ New Text ☐ Delete/Substitute ☐ Deletion

**IECC C101.6 Appendices.** Provisions in the appendices shall not apply unless specifically adopted. Appendix CB and CG are hereby adopted.

**Supporting Information (Required):**

This proposal creates IECC C101.6 Appendices which allows the adoption of any appendix contained within the code.

Appendix CB, which deals with provisions of the solar-ready zones. Solar-ready zones on buildings are designated areas on a roof or structure, reserved for future solar panel installation. These zones must be free of obstructions and sized to accommodate a specific percentage of the roof area or a size sufficient to generate a building's electricity needs.

Appendix CG relates Electric Vehicle Charging Infrastructure and the required amount installed of Electric Vehicle Supply Equipment, EV Ready Spaces and EV Capable Spaces based on occupancy type. Additional information will be provided in the proposed amendments to Appendix CG.

**Bibliography and Access to Materials**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

|                       |                                              |                                   |                                               |
|-----------------------|----------------------------------------------|-----------------------------------|-----------------------------------------------|
| Cost of construction: | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact            |
| Cost of design:       | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact            |
| Restrictiveness:      | <input type="checkbox"/> Increase            | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

IL ECC Appendix CG CG101.2

**Proposal:**

Place an “X” next to the choice that best defines your proposal: ☐ Revision ☒ New Text ☐ Delete/Substitute ☐ Deletion

7. Where in conflict with *International Building Code Section 406.2.7.1, electrical vehicle charging stations* shall not be installed.

**Supporting Information (Required):**

Appendix CG Section CG101.2.1 Quantity discusses the number of electric vehicle spaces, EV capable spaces and EV ready spaces that are required to be installed. Item 7 is added to clarify that the requirements of IBC 406.2.7.1 supersede the requirements of this section. IBC 406.2.7.1 states,

**IBC 406.2.7.1. Location.** Installation of *electric vehicle charging stations* shall not be permitted in underground or enclosed parking garages. Installation of *electric vehicle charging stations* shall be limited to the following locations:

1. Open surface parking lots.
2. Level of access at open parking garages.

**Exceptions:**

1. *Electric vehicle charging stations* located within any parking structures prior to January 1, 2026.
2. If, in the opinion of the fire code official, safety improvements designed to sufficiently safeguard against the occurrence of runaway fires in electric vehicles are provided, approval may be considered.

**Bibliography and Access to Materials**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

|                       |                                              |                                   |                                               |
|-----------------------|----------------------------------------------|-----------------------------------|-----------------------------------------------|
| Cost of construction: | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact            |
| Cost of design:       | <input checked="" type="checkbox"/> Increase | <input type="checkbox"/> Decrease | <input type="checkbox"/> No Impact            |
| Restrictiveness:      | <input type="checkbox"/> Increase            | <input type="checkbox"/> Decrease | <input checked="" type="checkbox"/> No Impact |

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.  
This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided ("X") to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

IL ECC Appendix CG Table CG101.2.1

**Proposal:**

Place an "X" next to the choice that best defines your proposal: ☐ Revision ☒ New Text ☐ Delete/Substitute ☐ Deletion

TABLE CG101.2.1-REQUIRED EV POWER TRANSFER INFRASTRUCTURE

| OCCUPANCY                                               | EVSE SPACES              | EV READY SPACES | EV CAPABLE SPACES         |
|---------------------------------------------------------|--------------------------|-----------------|---------------------------|
| Group A ( <i>assembly e.g. restaurants</i> )            | <del>10%</del> <b>5%</b> | 0%              | 0%                        |
| Group B ( <i>business e.g. office spaces</i> )          | <del>15%</del> <b>5%</b> | 0%              | 30%                       |
| Group E ( <i>educational e.g. schools</i> )             | <del>15%</del> <b>5%</b> | 0%              | 30%                       |
| Group F ( <i>factory e.g. manufacturing</i> )           | 2%                       | 0%              | 5%                        |
| Group H ( <i>high hazard e.g. chemical plant</i> )      | 1%                       | 0%              | 0%                        |
| Group I ( <i>institutional e.g. hospital</i> )          | <del>15%</del> <b>5%</b> | 0%              | 30%                       |
| Group M ( <i>mercantile e.g. retail store</i> )         | <del>15%</del> <b>5%</b> | 0%              | 30%                       |
| Group R-1 ( <i>residential e.g. hotels</i> )            | <del>20%</del> <b>5%</b> | 5%              | 75%                       |
| Group R-2 ( <i>residential e.g. apartments</i> )        | <del>20%</del> <b>5%</b> | 5%              | <del>75%</del> <b>90%</b> |
| Groups R-3 and R-4 ( <i>small residential</i> )         | 2%                       | 0%              | 5%                        |
| Group S exclusive of parking garages ( <i>storage</i> ) | 1%                       | 0%              | 0%                        |
| Group S-2 parking garages                               | <del>15%</del> <b>5%</b> | 0%              | 30%                       |

*Note: italicized items are informative only and will not be part of the codified amendment.*

**Supporting Information (Required):**

The base code's requirements for 10% to 20% of all parking spaces for most occupancy classifications is excessive and would place additional financial responsibilities on developers. High upfront costs for electric (EV) charging infrastructure may stall real estate and community development. However, the City does see the benefit of installing a (EV) charging infrastructure as it drives the jurisdiction's transition to clean energy while providing immediate environmental, economic and community benefits such as reducing emissions, improving air quality and lowering noise position. Additionally, electric vehicle charging integrates into a broader sustainability plan.

This proposal would reduce the required EVSE Spaces to a maximum of 5% of provided parking spaces for most occupancies per Table CG101.2.1. As an example,

Proposed 100 parking spots ➔ 20% would require 20 EVSE Spaces

Proposed 100 parking spots ➔ 15% would require 15 EVSE Spaces

Proposed 100 parking spots ➔ 10% would require 10 EVSE Spaces

Proposed 100 parking spots ➔ 5% would require 5 EVSE Spaces

Note that for Group R-2 Occupancies, the required EV Capable spaces has been increased to meet the requirements of the Electric Vehicle Charging Act (765 ILCS 1085/) which mandates 100% EV Capability for multi-family buildings)

**Bibliography and Access to Materials:**

None

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

None

**Impact:**

Cost of construction:    ☒ Increase        ☐ Decrease        ☐ No Impact

Cost of design:        ☒ Increase        ☐ Decrease        ☐ No Impact

Restrictiveness:        ☐ Increase        ☐ Decrease        ☒ No Impact

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



**AMENDMENT PROPOSAL FORM**  
**FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6**  
**AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL**  
**ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY**  
**CONSERVATION CODE**

1) **Name:** Allen Yanong **Date:** 09/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided ("X") to answer: ☐ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                   | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines  | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines  | IBC            | International Building Code    |
| T10            | Title 10, City Code of Des Plaines | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code  |                |                                |

**AMENDMENT PROPOSAL**

**Code Section/Table/Figures Proposed for Revisions:**

NEC Article 334

**Proposal:**

Place an "X" next to the choice that best defines your proposal: ☐ Revision ☐ New Text ☐ Delete/Substitute ☒ Deletion

~~NEC Article 334 Nonmetallic Sheathed Cable~~ Article 334 is deleted in its entirety.

**Supporting Information (Required):**

Most jurisdictions in Cook County prohibit the use of nonmetallic-sheathed cable, commonly known as Romex and mandate that all electrical conductors be housed in metallic raceways such as EMT, rigid metal conduit and in some exceptions, armored MC cable). Some of the reasons include:

- Combustible outer jackets
- Arc fault containment
- Construction hazards
- Pest vulnerability

Metallic raceways provide the following benefits.

- Continuous and reliable system grounding
- Long-term adaptability and future-proofing

- Local labor and trade standards

Additionally, deletion of Article 334 aligns the City of Des Plaines with surrounding jurisdictions in Cook County

Arlington Heights - deletes Article 334 in its entirety

Mount Prospect – deletes Article 334 in its entirety

Palatine - deletes Article 334 in its entirety

Park Ridge – deletes Article 334 in its entirety

Wheeling - deletes Article 334 in its entirety

Chicago – modifies Article 334 to allow use in temporary scenarios only

### **Bibliography and Access to Materials**

None

### **Other Regulations Proposed to be Affected:**

None

### **Referenced Standards:**

None

### **Impact:**

Cost of construction:    ☒ Increase        ☐ Decrease        ☐ No Impact

Cost of design:            ☒ Increase        ☐ Decrease        ☐ No Impact

Restrictiveness:          ☒ Increase        ☐ Decrease        ☐ No Impact

### **Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.



AMENDMENT PROPOSAL FORM  
FOR PROPOSALS TO THE CITY CODE OF DES PLAINES TITLE 1, 6  
AND 10, THE 2021 INTERNATIONAL CODES, 2020 NATIONAL  
ELECTRICAL CODE AND THE 2024 ILLINOIS ENERGY  
CONSERVATION CODE

1) **Name:** Allen Yanong **Date:** 9/23/2026  
**Email:** ayanong@desplainesil.gov **Representing:** City of Des Plaines

2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X”) to answer: ☒ Yes or ☒ No

3) Highlight the code and acronym that applies to the proposal

| <u>Acronym</u> | <u>Code Name</u>                          | <u>Acronym</u> | <u>Code Name</u>               |
|----------------|-------------------------------------------|----------------|--------------------------------|
| T1             | Title 1, City Code of Des Plaines         | IRC            | International Residential Code |
| T6             | Title 6, City Code of Des Plaines         | IBC            | International Building Code    |
| <b>T10</b>     | <b>Title 10, City Code of Des Plaines</b> | NEC            | National Electrical Code       |
| IECC           | Illinois Energy Conservation Code         |                |                                |

AMENDMENT PROPOSAL

**Code Section/Table/Figures Proposed for Revisions:**

Title 10, 10-13-3

**Proposal:**

Place an “X” next to the choice that best defines your proposal: ☒ Revision ☐ New Text ☐ Delete/Substitute ☐ Deletion

**10-13-3: FEES FOR PERMITS AND INSPECTIONS**

|                             |                                                  |
|-----------------------------|--------------------------------------------------|
| <u>Permit extension</u>     | <u>25% of original permit fee per occurrence</u> |
| <u>Permit reinstatement</u> | <u>50% of original permit fee</u>                |

**Supporting Information (Required):**

This proposal establishes the additional fees required to reinstate or extend an existing permit per IRC 105.6.1

Applicants are allowed a single extension of up 6 months and the total duration of all extensions shall not exceed 12 months. Each permit extension cost is proposed to be 25% of the original permit fee.

A comparison of local municipalities revealed extension fees for some jurisdictions ranged from 30% to 75% of the original permit fee.

Applicants may request a reinstatement fee of a suspended permit within 1 year of the permit suspension. The reinstatement cost is proposed to be 50% of the original permit fee. The higher fee will encourage builders to not let their permits be suspended per IRC 105.6.

**Bibliography and Access to Materials:**

**Other Regulations Proposed to be Affected:**

None

**Referenced Standards:**

IBC 107.3.3

**Impact:**

*How will this proposal impact cost and restrictiveness of code? ("X" answer for each item below)*

Cost of construction:    ☐ Increase       ☐ Decrease       ☒ No Impact

Cost of design:        ☐ Increase       ☐ Decrease       ☒ No Impact

Restrictiveness:       ☐ Increase       ☐ Decrease       ☒ No Impact

**Departmental Impact (City Use only):**

This amendment proposal increases/decreases/is **neutral** to the cost of plan reviews.

This amendment proposal increases/decreases/is **neutral** to the cost of inspections.