

ORDINANCE NO. 2025-5

AN ORDINANCE AMENDING CHAPTER 103: BUILDING CODE OF THE VILLAGE OF MT. ZION, ILLINOIS CODE OF ORDINANCES

WHEREAS, the Village of Mt. Zion acknowledges that the International Code Council is the most recognized tool in establishing minimum standards governing design, construction, alterations, enlargement, repair, demolition, removal and maintenance and use of buildings and structures; and

WHEREAS, the Village of Mt. Zion desires to adopt building codes and standards consistent with other government bodies and agencies within Macon County.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The following codes and amendments are effective beginning September 1, 2025, for permit applications and the subsequent construction.

SECTION 2: S103-1 Adoption of Codes shall be deleted and replaced to read as follows:

That certain documents, known as, the 2021 International Building Code; 2021 International Residential Code; 2021 International Existing Building Code; 2021 International Mechanical Code; 2023 National Electrical Code; 2021 International Property Maintenance Code; 2021 International Fuel Gas Code; 2021 International Fire Code; the Plumbing Code of the State of Illinois Department of Public Health and as amended from time to time, and the 2021 International Energy Conservation Code; 2018 Illinois Accessibility Code; 2010 Americans with Disabilities Act, be and are hereby adopted by reference as the applicable minimum standards covering construction of commercial, industrial and dwelling structures within the Village of Mt. Zion, Illinois, together with all the regulations, provisions and terms contained therein, except where superseded by State Law or Local Ordinances amending the Building Code.

The above does not negate any other statutorily authorized code or regulation administered by State agencies. This includes, but is not limited to, the Illinois Environmental Barriers Act, the Illinois Accessibility Code, and administrative rules adopted by the Office of the State Fire Marshall (including the NFPA Life Safety Code).

SECTION 3: S103-2 (d) (e) (f) Code Changes Adopted shall be amended and replaced to read as follows:

(d) Whenever in said code reference is made to the board of appeals such shall be taken to mean and be construed to refer to the Mt. Zion Planning Commission and Zoning Board of Appeals.

(e) The following numbered articles or sections of said code are deleted therefrom, and the provisions thereof are not adopted hereby:

(1) Building Code Section No.

- a. 103.2
- b. 110.3.2

(2) Residential Building Code Section No.

- a. R103.2
- b. R309.5
- c. R313

(4) Property Maintenance Code Section No.

- a. 103.2
- b. 103.5

(f) The following numbered sections in said code are hereby modified and amended as herein indicated:

(1) All appendices shall likewise be deleted with the exception of Appendix G, "Flood Resistant Construction."

(2) Where terminology in the body of the code reads "by the fire code official" change to read "by the code official."

(3) Building Code 105.2 substitute "120 square feet" for "200 square feet".

(4) Residential Building Code R105.2 substitute "120 square feet" for "200 square feet".

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 18TH DAY OF FEBRUARY, 2025.

SUIDYLA YEA

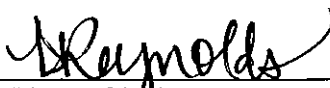
DOTY YEA

SCALES YEA

KERNAN ABSENT


TIBBS YEA

PATRICK ABSENT



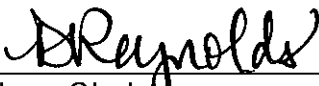
Village Clerk

APPROVED:



Village President

ATTEST:



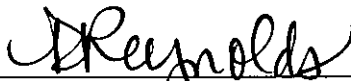
Village Clerk

4 Ayes 0 Nays

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, the undersigned, Clerk of the Village of Mt. Zion, do hereby certify that the above and foregoing is a true, perfect and correct copy of Ordinance No. 2025-5 adopted at a meeting of the Board of Trustees of said Village held on February 18, 2025, and that the original of said Ordinance is in my custody as such Clerk pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village this 18th day of February 2025.



Clerk - The Village of Mt. Zion