

ELBURN & COUNTRYSIDE
FIRE PROTECTION DISTRICT

ORDINANCE NO. 2026-06

**AN ORDINANCE AMENDING
THE FIRE PREVENTION CODE AND LIFE SAFETY CODE FOR
THE ELBURN & COUNTRYSIDE FIRE PROTECTION DISTRICT**

Adopted by the
Board of Trustees of the
ELBURN & COUNTRYSIDE FIRE PROTECTION DISTRICT

This 9th day of June, 2026

ORDINANCE NO. 2026-06

**AN ORDINANCE AMENDING THE
FIRE PREVENTION CODE AND LIFE SAFETY CODE FOR
THE ELBURN & COUNTRYSIDE FIRE PROTECTION DISTRICT**

WHEREAS, The Elburn & Countryside Fire Protection District (the “District”) has lawful authority to adopt fire prevention codes parallel to national standards, and the District has in the past adopted ordinances adopting fire prevention codes, including but not limited to, Ordinance No. 2022-07; and Ordinance No. 2025-02.

WHEREAS, the Board of Trustees of the District saw fit to adopt the 2021 edition of the International Fire Code (“IFC”), including Appendices B-I and District Amendments; International Building Code (“IBC”) including District Amendments; International Existing Building Code (“IEBC”), including District Amendments; International Solar Energy Provisions (“ISEP”); and has also previously adopted NFPA 101 (2024 Edition), and the current edition of the remaining National Fire Codes (NFPA 1 through 1194).

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE ELBURN & COUNTRYSIDE FIRE PROTECTION DISTRICT, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: That the above-stated codes and standards are hereby affirmed and ratified and/or otherwise adopted except for such parts as are amended or repealed as follows:

AMENDMENTS TO THE 2021 IFC
CHAPTER 1 - ADMINISTRATION

101.1 Title. Insert the following as the Name of Jurisdiction: “Elburn & Countryside Fire Protection District”.

Add as an additional section:

105.7 Sprinkler and Plan Review: To the extent that the District utilizes the services of a certified fire protection engineer, the applicant shall pay all fees charged by the fire protection engineer, and shall pay the District an additional administrative fee equal to 15% of the engineer’s fee.

Add as an additional section:

106.1.2 Digital submittals: Each applicant for a building permit involving new construction, additions and/or alterations, subdivision improvements, PUD’s, fire detection/suppression systems or any other item that will affect the Elburn & Countryside Fire Protection District operations, shall submit to the Code Official for review and approval a digital set of construction documents and supporting data.

112.4 Violation Penalties: Take out the word “[AMOUNT]” and insert “\$1,000.00”.

CHAPTER 2 - DEFINITIONS

Add as an additional section:

201.5 Use of Terms. Whenever the terms “authority having jurisdiction”, “Chief of the Fire Prevention Bureau”, “Fire Official”, “Code Official”, “Fire Marshal”, or “Fire Prevention Bureau” are used, they shall be held to mean the Fire Chief of the Elburn & Countryside Fire Protection District or his designated representative.

Delete the stated definition of Townhouse and insert the following:

202 Definitions. TOWNHOUSE. A single family dwelling unit constructed in a group of three, four, five or six attached units in which each unit extends from foundation to roof and with open space on at least two sides. Dwelling units where more than six units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one and two family dwelling code.

CHAPTER 3 – GENERAL REQUIREMENTS

Add as an additional section:

301.3 Items not specifically covered. Whenever or wherever a condition is found in any building, lot or premises that, in the opinion of the Fire Official, is not specifically covered by the provisions of this Chapter, but that requires correction or removal for the protection of the occupants or the public, the Fire Official shall order such conditions be corrected or removed and the owner or occupants of such buildings, lots or premises shall comply with such orders.

CHAPTER 5 – FIRE SERVICE FEATURES

Add as an additional section:

505.3 Man door and loading dock door numbers. Each man door and loading dock door shall be numbered starting at the front/street side of the building in a clockwise manner around the building on the interior and exterior sides of each door. This section does not apply to buildings with three (3) doors or less, nor single family residential uses. Numbers shall be a minimum height of 4”.

506.1 Where required. Add an additional paragraph:

All buildings equipped with automatic fire alarm systems and/or automatic fire suppression sprinkler systems shall have installed the approved Kidde Supra brand key box. The installation of the key box shall be approved by the Fire Official. The key box shall be located not more than six (6) feet above grade at an approved location (street side, outside of door near the FAAP).

506.2 Key box maintenance. Add an additional paragraph:

The property owner(s) and occupant(s) shall be responsible for the proper installation and maintenance of such key boxes, at their expense, and shall agree to indemnify and hold harmless the Elburn & Countryside Fire Protection District, and their officers, employees and agents from any liability with respect to such key boxes.

Add as an additional section:

506.3 Number of key boxes. A second key box shall be required at every fire sprinkler riser room. Additional key boxes may be required at other locations at the discretion of the Fire Official.

Add as an additional section:

506.4 Tamper switches: If the owner desires for the lock box to have a tamper switch tied into the fire alarm system, it shall be connected to the trouble side signaling alarm. Furthermore, the lock box will have a separate zone of its own and be labeled “Lock Box” on the fire alarm enunciator panel. It is preferred to have it connected into the burglar alarm, if available.

Add as an additional section:

507.1.2 Water supply demand changes. Area water supplies shall be studied whenever additional demands will be placed on the water supply by new construction, change in use, or changes in hazard or contents. Standard fire flow calculation methods will be used to make determinations. Upon determination by the Fire Official that inadequate water supplies exist, the Fire Official shall reject any applicable plans and provide the property owner, the water utility, and the building official with a letter listing said deficiencies.

Add as an additional section:

507.5.3.1 Maintenance. Fire hydrant maintenance on private property shall be maintained in proper operating condition. It is the responsibility of the property owner to bear the cost of all repairs and maintenance of fire hydrants on private property. If maintenance is not completed, the District may impose fines as outlined in this code. Furthermore, if it is deemed a threat to the property to have such hydrant out of service, the District may order repairs to hydrants and pass such costs on to the property owner.

Add as an additional section:

604.8 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings two or more stories above, or two or more stories below, grade plan, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches in height and shall be placed inside of both sides of the hoist way door frame.

CHAPTER 9 – FIRE PROTECTION SYSTEMS

903.2 Where required. Delete this section and replace with the following:

An approved automatic sprinkler system shall be installed in all new buildings and remodeled structures regardless of square footage, occupancy type or use, unless otherwise specified in Sections 903.2.11.2, 903.2.12, and 903.3.1.2.

Exception: Single family dwellings.

903.2.1.1 Group A-1 Change to read Zero (0) square feet.

903.2.1.2 Group A-2 Change to read Zero (0) square feet.

903.2.1.3 Group A-3 Change to read Zero (0) square feet.

903.2.1.4 Group A-4 Change to read Zero (0) square feet.

903.2.3 Group E Change to read Zero (0) square feet.

903.2.4 Group F-1 Change to read Zero (0) square feet.

903.2.7 Group M Change to read Zero (0) square feet.

903.2.9 Group S-1 Change to read Zero (0) square feet.

903.2.9.1 Repair Garages Change to read Zero (0) square feet.

903.2.10 Group S-2 Enclosed parking garages Change to read Zero (0) square feet.

903.2.10.1 Commercial parking garages Change to read Zero (0) square feet.

903.3.1.2.1 Balconies and decks. Delete the words “where either of the following conditions exist”. Delete items 1 and 2.

903.4.3 Floor Control Valves Delete this section and insert the following:

In multi-story buildings, approved floor control valves with water flow switches shall be provided for each floor. In large multi-tenant buildings, approved control valves with water flow switches shall be provided for each tenant.

Add as an additional section:

903.7 Sprinkler Control Room. An outside entrance for a sprinkler room shall be required on all new construction.

Add as an additional section:

905.13 Diagram. Any building having multiple risers shall have a diagram(s) next to the riser area showing the building and what sections are protected by which risers.

907.1.3 Equipment. Add to this section:

New fire alarm control panels shall be addressable unless otherwise approved by the Fire Official. The equipment shall be capable of having the audio signal silence without resetting the fire alarm control panel.

Add as an additional section:

907.1.3.1 Annunciator panels shall be provided where more than one zone is provided. The panel shall be visible from the building exterior or other approved location.

Add as an additional section:

907.1.3.2 Each tenant space shall be separately zoned. When tenant spaces are protected by one common sprinkler system, smoke detectors (or heat detectors when approved by AHJ) will be installed to provide for zoning.

Add as an additional section:

907.1.3.3 White Strobe. Multiple tenant spaces with a common alarm panel (which is capable of providing separate zoning for each unit) will have a white strobe over the unit’s front door to show activation in a particular unit.

Add as an additional section:

907.1.3.4 Red strobe. A red strobe shall be required over the door to show alarm panel location.

907.2 Where required – new buildings and structures. Add a paragraph:

Notwithstanding any provision of Section 907 and its subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed and maintained in all commercial buildings and multi-family apartment buildings. Fire alarm systems shall be maintained in full operating conditions at all times. All sprinkler systems shall be alarmed and the signal shall be sent to an approved monitoring station.

Table 907.5.2.3.2 Visible Alarms. Change “6 to 25” to read “1 to 25”.

907.9 Where required in existing buildings and structures. Add a paragraph:

Notwithstanding any provision of Section 907 and its subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

Add as an additional section:

907.11 Out of Service Systems: When a fire alarm/protection system must be taken out of service for maintenance, repairs, etc., the system shall not be out of service for a period of more than eight (8) hours. When a system is out of service, a fire watch shall be implemented and the District notified.

Add as an additional section:

907.12 Vacant or unoccupied buildings shall maintain all required sprinkler, standpipe and fire alarm systems and all component parts in a workable condition at all times.

AMENDMENTS TO THE 2021 IBC

CHAPTER 1 – SCOPE AND ADMINISTRATION

101.1 Title. Insert the following as the Name of Jurisdiction: “Elburn & Countryside Fire Protection District”.

CHAPTER 2 - DEFINITIONS

Delete the stated definition of Townhouse and substitute therefore:

TOWNHOUSE. A single family dwelling unit constructed in a group of three, four, five or six attached units in which each unit extends from foundation to roof and with open space on at least two sides. Dwelling units where more than six units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one-and-two family dwelling code.

CHAPTER 9 – FIRE PROTECTION SYSTEMS

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An approved automatic sprinkler system shall be installed in all new buildings and remodeled structures regardless of square footage, occupancy type or use, unless otherwise specified in Sections 903.2.11.2, 903.2.12, and 903.3.1.2.

Exception: Single family dwellings.

903.2.1.1 Group A-1 Change to read Zero (0) square feet.

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903.2.3 Group E Change to read Zero (0) square feet.

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903.2.7 Group M Change to read Zero (0) square feet.

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In multi-story buildings, approved floor control valves with water flow switches shall be provided for each floor. In large multi-tenant buildings, approved control valves with water flow switches shall be provided for each tenant.

Add as an additional section:

903.7 Sprinkler Control Room. An outside entrance for a sprinkler room shall be required on all new construction.

907.1.3 Equipment. Add to this section:

New fire alarm control panels shall be addressable unless otherwise approved by the Fire Official. The equipment shall be capable of having the audio signal silence without resetting the fire alarm control panel.

Add as an additional section:

907.1.3.1 Annunciator panels shall be provided where more than one zone is provided. The panel shall be visible from the building exterior or other approved location.

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907.1.3.2 Each tenant space shall be separately zoned. When tenant spaces are protected by one common sprinkler system, smoke detectors (or heat detectors when approved by AHJ) will be installed to provide for zoning.

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Table 907.5.2.3.2 Visible Alarms. Change “6 to 25” to read “1 to 25”.

3002.4 Elevator car to accommodate ambulance stretcher: Change the words “four or more stories” to “two or more stories”.

Section 2: That Resolution No. 2012-R-105 of the Elburn & Countryside Fire Protection District entitled Resolution Adopting the 2011 Edition – National Fire Protection Association (NFPA) Standard Number 70 (National Electric Code) Including Article 690 (Solar Photovoltaic Systems), and all other resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 3: That Ordinance Nos. 2022-07 and 2025-02 of the Elburn & Countryside Fire Protection District entitled “An Ordinance Amending the Fire Prevention Code and Life Safety Code for the Elburn & Countryside Fire Protection District” and all other ordinances or parts of ordinances in conflict herewith are hereby repealed, but only to the extent they conflict with this Ordinance No. 2026-06.

Section 4: If there is any conflict between the language of this Ordinance No. 2026-06 and the language of the aforesaid codes, the more restrictive language shall prevail.

Section 5: That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

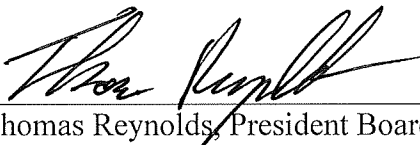
Section 6: The Fire Chief, Fire Code Official or designee of Elburn & Countryside Fire Protection District shall have the power to modify any of the provisions of this Ordinance upon application in writing by the owner or lessee, or his/her duly authorized agent, when there are practical difficulties in carrying out the strict letter of this Ordinance, provided that the spirit of the Ordinance shall be observed and public safety secured. The particulars of such modifications when granted and the approval of the Fire Chief, Fire Code Official or designee shall be in writing and kept on file in the Fire Prevention Office, and a signed copy shall be furnished to the applicant.

Section 7: Copies of said codes, as amended, have been and are on file with the Office Manager of the Board of Trustees of the Elburn & Countryside Fire Protection District Station One, located at 200 East Route 38, Elburn, Illinois.

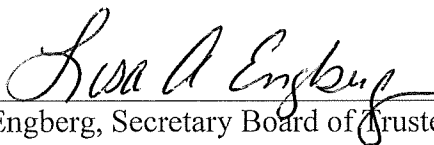
Section 8: That the Office Manager of the Elburn & Countryside Fire Protection District is hereby ordered and directed to cause this ordinance to be published as required by law.

Section 9: All ordinances imposing any penalty shall, within one month after they are passed, be published at least once in a newspaper published in said district, and no such ordinance, shall take effect until ten days after it is so published or posted, and all other ordinances and resolutions shall take effect from and after their passage unless otherwise provided therein.

Adopted this 9th day of June, 2026.


Thomas Reynolds, President Board of Trustees

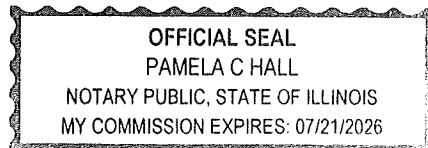
ATTEST:


Lisa Engberg, Secretary Board of Trustees

AYES: 5

NAYES: 0

ABSENT: 0



STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

SECRETARY'S CERTIFICATE

I, Lisa Engberg, the duly qualified and acting Secretary of the Board of Trustees of the Elburn & Country side Fire Protection District, Kane County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

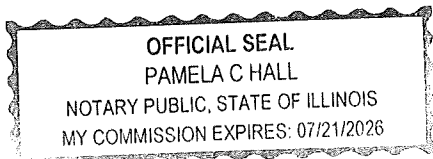
ORDINANCE NO. 2026-06
AN ORDINANCE AMENDING
THE FIRE PREVENTION CODE AND LIFE SAFETY CODE FOR
THE ELBURN & COUNTRYSIDE FIRE PROTECTION DISTRICT

which Ordinance was adopted by said Board at its meeting on the 9th day of June, 2026.

I do further certify that a quorum of said Board of Trustees was present at the said meeting, and that the Board complied with all requirements of the Illinois Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of June, 2026.

(SEAL)





Lisa Engberg, Secretary Board of Trustees
Elburn & Countryside Fire Protection District
Elburn, Kane County, Illinois