

ORDINANCE NO. 26-01

AN ORDINANCE AMENDING TITLE 8, BUILDING REGULATIONS, CHAPTER 1, BUILDING CODE, SECTION 8-1-21, PRIVATE FIRE BRIGADES, OF THE VILLAGE OF MANTENO MUNICIPAL CODE

BE IT ORDAINED by the President and Board of Trustees of the Village of Manteno, as follows:

Section 1

That Title 8, Building Regulations, Chapter 1, Building Code, of the Village of Manteno Municipal Code, be amended by adding Section 8-1-21, Private Fire Brigades, to read as follows:

8-1-21: PRIVATE FIRE BRIGADES:

(a) Purpose: The purpose of this section is to require and establish standards for private fire brigades in commercial and industrial buildings where operations warrant an immediate and on-site response to prevent or mitigate incidents in lieu of or in supplement to first-responder agencies.

(b) Responsibility: Any person or entity owning or operating a business in or at a facility meeting the requirements of subsection (e) shall comply with the requirements of this section.

(c) Adoption by Reference. The 2024 National Fire Protection Association ("NFPA") standards cited herein, or as referenced in those provisions, are adopted herein by reference as though fully set forth herein. See Title 8, Building Regulations, Chapter 1, Building Code, Section 8-1-13, Technical Codes, for adoption of 2024 International Building Code ("IBC").

(d) Definitions: All words, terms, and phrases used in this section shall be given their plain and ordinary meaning; provided, however, certain capitalized words, terms, and phrases shall have the meanings ascribed to them in the 2024 IBC and/or 2024 NFPA, as applicable.

(e) Applicable Facilities and Levels of Service: The following facilities shall be staffed with a private fire brigade to provide the level of service herein provided:

(i) any facility that exceeds one thousand square feet (1,000 sq. ft.) of total fire area and classified as High-Hazard Group H under the 2024 IBC shall provide and maintain Interior Structural Level fire brigade services as defined by and meeting the requirements of 2024 NFPA 600, Standard on Facility Fire Brigades;

(ii) any facility that exceeds two hundred fifty thousand square feet (250,000 sq. ft.) of total fire area and classified as Factory Group F under the 2024 IBC shall provide and maintain: (A) Incipient Level fire brigade services as defined by and meeting the requirements of 2024 NFPA 1081, Standard for Facility Fire Brigade Member Professional Qualifications, if the facility contains from two hundred fifty thousand square feet (250,000 sq. ft.) to one million square feet (1,000,000 sq. ft.) of total fire area; and, (B) Advanced Exterior Level fire brigade services as defined by and meeting the requirements of 2024 NFPA 1081, Standard for Facility Fire Brigade Member Professional Qualifications, when the facility exceeds one million square feet (1,000,000 sq. ft.) of total fire area;

(iii) any facility that exceeds five hundred thousand square feet (500,000 sq. ft.) of total fire area and classified as Storage Group S under the 2024 IBC shall provide and maintain: (A) Incipient Level fire brigade services as defined by and meeting the requirements of 2024 NFPA 1081, Standard for Facility Fire Brigade Member Professional Qualifications, when the facility contains from five hundred thousand square feet (500,000 sq. ft.) to one million square feet (1,000,000 sq. ft.) of total fire area; and (B) Advanced Exterior Level fire brigade services as defined by and meeting the requirements of 2024 NFPA 1081, Standard for Facility Fire Brigade Member Professional Qualifications, when the facility exceeds one million square feet (1,000,000 sq. ft.) in total fire area; and,

(iv) any facility that manufactures, stores, or utilizes lithium-ion batteries exceeding fifteen cubic feet (15 cu. ft.) shall provide and maintain Interior Structural Level fire brigade services as defined by and meeting the requirements of 2024 NFPA 600, Standard on Facility Fire Brigades. In addition, such facilities shall develop and maintain a specialized training program for battery storage or production and provide and maintain such tools, personal protection equipment, or specialized response equipment as outlined in the training program. The training program shall be approved by a fire official designated by the Village before occupancy is granted.

(f) Documentation and Compliance:

(i) Each business owner or operator required to have a private fire brigade shall prepare, keep current, and maintain the following records:

(A) records required by 2024 NFPA 600, Standard on Facility Fire Brigades, and 2024 NFPA 1081, Standard for Facility Fire Brigade Member Professional Qualifications, as applicable.

- (B) training and personnel records required by, and in compliance with, the standards established by the Office of the Illinois State Fire Marshal.
- (C) an "Organizational Statement" meeting the requirements of 29 C.F.R. §1910.156(b) outlining the brigade's scope, training frequency, and expected functions;
- (D) a Pre-Incident Plan (PIP) in coordination with a fire official designated by the Village; and
- (E) annual medical evaluations for members expected to provide Interior Structural or Advanced Exterior level services, meeting the requirements of 2024 NFPA 1582, Standard on Comprehensive Occupational Medical Program for Fire Departments, or an equivalent OSHA medical standard.

(ii) Each business owner or operator required to have a private fire brigade shall file with the Village, or its designated fire official, the following records:

- (A) contemporaneous with said reporting, copies of any report required to be filed with any Illinois or federal agency;
- (B) within two (2) business days of an incident, an incident report setting forth the specifics of any incident occurring at the facility requiring a response by its private fire brigade, or any member thereof, but did not require local fire department assistance; and,
- (C) within thirty days of the end of each calendar year, an annual report containing the following information and documentation: (1) a summary and documentation of all incidents in the preceding calendar year required to be reported hereunder, (2) copies of all records required to be maintained by subsection (e)(i) hereof and generated or valid during the preceding calendar year; and (3) a narrative of any applicable issues and concerns and how the business owner or operating intends to address the same in the forthcoming year.

(iii) Each business owner or operator required to have a private fire brigade shall designate a manager responsible for preparing, keeping current, maintaining, and filing the records required by this subsection. The name, address, and telephone number of said manager shall be kept current and on file with the Village or its designated fire official. Each business owner or operator shall be responsible for the conduct of its designated manager.

(g) Penalties and Administration:

(i) Any business owner or operator found in violation of any provision of this section shall be fined in an amount of not less than five hundred dollars (\$500.00) and not more than seven hundred fifty dollars (\$750.00) for each violation. Each day a violation occurs or is permitted to continue shall constitute a new and separate offense.

(ii) In addition to any fine that may be assessed, a business owner or operator found in violation of any provision of this section may have a building permit suspended and/or be required to suspend business activities, in whole or in part, until the violation is remedied if the risk to the public health, safety, and general welfare of the public is aggravated by the violation should the work and/or business activities be permitted to continue.

(iii) An emergency temporary suspension of a building permit and/or business operations, in whole or part, shall be issued and take effect immediately upon issuance by the Director of Building and Zoning if the violation, in the discretion of the Director of Building and Zoning, presents unreasonable risk to the public health, safety, and general welfare of the public should the work and/or business activities be permitted to continue until the date affixed for hearing on the violation. A post-deprivation hearing before the Board of Trustees shall be provided to the business owner or operator within seventy-two (72) hours of the issuance of an emergency suspension of a building permit and/or business operations. A temporary suspension shall only be effective until and through the hearing date on the violation.

(iv) Violations of this section may be administered in accordance with the provisions of Title Building Regulations, Chapter 10, Administrative Adjudication of Building Code Violations, of the Manteno Municipal Code.

Section 2

If any section, paragraph, clause, or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 3

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith. Provided, however, any and all references to the 2024 NFPA shall be deemed complementary and interpreted as a supplement to the requirements of 2024 IBC and/or 2024 International Fire Code to impose more stringent requirements on the subject-matter hereof, and only to the extent relevant and applicable.

Section 4

This ordinance shall be immediately in full force and effect after passage, approval and publication as provided by law. This ordinance is authorized to be published in pamphlet form. Notwithstanding the above, all business owners or operators governed by the provisions of this section shall have 180 days following the effective date hereof to come into compliance herewith.

PASSED by the Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 22 day of MAY, 2026.

DEPOSITED with the Village Clerk this 22 day of MAY, 2026.


ALLEN PICKREL, Village Clerk

APPROVED by me this 22
day of May, 2026.


ANNETTE LAMORE, Village President

I DO HEREBY CERTIFY that this Ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Manteno, in accordance with law, this 22 day of MAY, 2026.


ALLEN PICKREL, Village Clerk