

## **CHAPTER 15 - BUILDING, PLUMBING, ELECTRICAL AND HOUSING CODES**

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## CHAPTER 15 - BUILDING, PLUMBING, ELECTRICAL AND HOUSING CODES

### Article 1 - Building Code

**Sec. 15.101 Adoption of Building Code:** There is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, that certain Building Code known as the International Building Code 2003, and any amendments thereto, of which not less than three (3) copies have been and now are filed in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein and the provisions thereof shall be controlling in the construction of all buildings and other structures.

*Revised: April 19, 2005 Ord. 511*

**Sec. 15.102 Permits:** It shall be unlawful to establish any use of building structure or land, including but not limited to storage buildings, portable building, drives, walks, parking and loading areas or any surfaced area, either by itself or in addition to another use, or to erect a new building, structure, storage building, portable building, fence or structure or part thereof or establish a special use without obtaining a permit from the Building Inspector in accordance with the following regulations. Internal rearrangement of a building does not require a permit unless the arrangement does not conform to the District Regulations.

(A) Building Permits:

1. Applications for Building Permits be filed in written form with the Building Inspector and shall contain the following:
  - a. Name of applicant
  - b. Name of contractor
  - c. Type and valuation of the building or structure
  - d. Such information as the Building Inspector may prescribe as necessary in order to determine that the provisions outlined within Chapter 14 are met.

(B) Certificate of Occupancy:

1. No land shall be occupied or used and no building hereafter erected, altered or extended shall be used or changed in use until a certificate of occupancy shall have been issued by the Building Inspector.
2. All certificates of occupancy shall be applied for coincident with the application for a building permit, and said certificate shall be issued within three (3) days after the erection or alteration shall have been approved.
3. Certificates of occupancy for the use of vacant land shall be applied for before any such land shall be occupied or used, and a certificate of occupancy shall be issued within three (3) days after the application has been made, provided such use is in conformity with the provisions of this Chapter.
4. The Building Inspector shall maintain a record of all certificates and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the building affected. These records shall be maintained at a location as specified by the Village Council.
5. No permit for excavation for, or the erection or alteration or repairs of any building shall be issued until an application has been made for a certificate of occupancy.

(C) Bona Fide Agricultural Uses:

1. A building permit shall be obtained prior to the construction, alteration, or moving of building or structures except that no fee is required for such bona fide agricultural uses.

**Sec. 15.103 Fees:** The following fees shall be charged for the processing of applications and the issuance of Zoning use permits, and shall be collected by the Zoning Officer, who shall be accountable to the Village for such fees:

- a. The fee to erect a fence shall be \$5.00.
- b. The fee for applications or petitions for variance or special uses shall be \$50.00.
- c. Fees for any other building permits shall be based upon the following schedule:

<u>Valuation</u>	<u>Permit Fee</u>	
Up to \$5,000.00	\$25.00	
\$5,000.01 to \$25,000.00	\$25.00 plus	\$3.00 per \$1,000.00 over \$5,000.00
\$25,000.01 to \$50,000.00	\$85.00 plus	\$3.00 per \$1,000.00 over \$25,000.00
\$50,000.01 to \$100,000.00	\$160.00 plus	\$3.00 per \$1,000.00 over \$50,000.00
\$100,000.01 to \$500,000.00	\$310.00 plus	\$3.00 per \$1,000.00 over \$100,000.00
Over \$500,000.00	\$1510.00 plus	\$3.00 per \$1,000.00 over \$500,000.00

*Revised: September 1992 Ord. #363*

*Revised: January 2010 Ord. #558*

**Sec. 15.104 Payment of Fees:** A building permit shall not be issued unless the applicant has deposited with the Building Inspector a check made payable to the Village in the amount determined by Sec. 15.103 of this chapter.

**Sec. 15.105 Revocation:** A permit shall be revoked by the Building Inspector when it shall be found from personal inspection or from competent evidence that the rules or regulations under which it has been issued are being violated.

**Sec. 15.106 Issuance of Building Permit:** The Building Inspector shall approve or deny issuance of a building permit within three (3) business days of the date of filing the application. The permit, when granted, shall be dated and work for which it was issued shall commence within ninety (90) days and be completed not later than one year from date of permit, otherwise the permit shall be automatically void. Work commenced and appearing to have been abandoned or stopped for a period of thirty (30) days, shall automatically cancel the permit, unless such stoppage is caused by an act of God or other forces beyond the control of the permit holder, Any work commenced prior to the issuance of a permit and payment of fees heretofore required, shall be removed prior to the issuance of any permit.

**Sec. 15.107 Stop Order:** Any work performed not in strict conformity with the various building, water-sewer, plumbing or electric codes or requirements of this Village, shall be removed and corrected and re-inspected prior to the continuation of any further work being performed. Failure to obey a "Stop Order" issued by the Building Inspector, or to promptly correct the defect as determined by the Building Inspector, shall be cause for the Village to proceed against the owner and/or contractor, or both, and to cause removal of the defect and in addition, the Village shall refuse service of utilities or to terminate service of utilities serving the premises.

**Sec. 15.108 Filing of Application and Forms:** All applications, plans, permit fees, inspection fees and charges herein required, shall be made and furnished to the Building Inspector. The plans are to remain Village property, and be filed in the Inspections Department.

**Sec. 15.109 Demolition Applications:** Demolition or tear-down applications shall be made to the Building Inspector, stating the reason, where the materials are to be disposed and that any basements or excavations will be promptly and within 24 hours after completion, be filled with sand or earth. All debris shall be removed and the contour of the ground shall be maintained as nearly as may be to the surrounding area or yard. The fee for such permit shall be \$200.00, made in manner as other construction fees and permits.

*Revised: January 2010 Ord. #558*

**Sec. 15.110 Inspection Fees:** The fee for all inspections for water, sewer, buildings, structures or installations shall be a one time fee of \$100.00. All requests for inspection shall be in writing, made to the Building Inspector at least 24 hours in advance of the time requested, so that inspection can be made during the normal work week from Monday through Friday (holidays excluded) between the hours of 8:00 o'clock a.m. and 4:00 o'clock p.m., light and weather permitting.

*Revised: January 2010 Ord. #558*

## **Article 2 - Plumbing Code**

**Sec. 15.201 Adoption of Plumbing Code:** There is hereby adopted for the purpose of establishing minimum standards of design, materials and workmanship for all plumbing hereafter installed, altered or repaired and to establish methods of procedure within the limits of this Village that certain Plumbing Code known as the "Illinois State Plumbing Code" published by the Illinois Department of Public Health, being the most current edition thereof, and any amendments thereto, and the same is hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Chapter shall take effect, the provisions thereof shall be controlling in the installation, alteration or repairing of plumbing.

## **Article 3 - Electrical Code**

**Sec. 15.301 Adoption of National Electrical Code:** All electric wiring, installation of electrical fixtures, apparatus, or electrical appliances for furnishing light, heat, or power, or other electrical work introduced into or placed in or upon, or in any way connected to, any building or structure within the limits of this Village shall be in conformity with the provisions set forth in the most current edition of the National Electrical Code, recommended by the American Insurance Association for electrical wiring and apparatus, and any amendments thereto, which is hereby adopted and incorporated as a part of this Code as fully as if set out at length herein, three (3) copies of said Electrical Code shall at all times be on file in the office of the Village Clerk.

## **Article 4 - Housing Code**

**Sec. 15.401 Adoption of Uniform Housing Code:** There is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, that certain Housing Code known as the Uniform Housing Code, copyrighted by the International Conference of Building Officials, being the most current edition thereof, and any amendments thereto, and the same is hereby adopted and incorporated as fully as if set out at length herein and the provisions thereof shall be controlling in the construction of all buildings and other structures.

## **Article 5 - Violations and Penalties**

### **Sec. 15.501 Fines and Other Penalties:**

- (A) Any person, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Chapter shall be fined no less than seventy-five dollars (\$75.00) nor more than five hundred dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
  
- (B) In case any building or structure, or part thereof, is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure, or land is used in violation of this Chapter, the proper authorities of the Village, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. In addition, the Village may cause the removal of the property or defect, at the owner's cost and may also place a lien against the premises for the expenses required to enforce this ordinance.