

**LEGISLATION FOR ADOPTION OF THE
INTERNATIONAL BUILDING CODE
ORDINANCE NO. 2019-5-3**

An **Ordinance** of the **Village of Ringwood**, a municipality of the State of **Illinois**, adopting the 2015 edition of the *International Building Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the **Village of Ringwood** providing for the issuance of permits and collection of fees therefor; repealing **Ordinance No. 95-6-2** of the **Village of Ringwood** and all other ordinances or parts of laws in conflict therewith.

The **Board of Trustees** of the **Village of Ringwood** does ordain and adopt by reference pursuant to 50 ILCS 220/2, the 2015 International Building Code as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the **Village Clerk of Village of Ringwood**, being marked and designated as the *International Building Code*, 2015 edition, including Appendix Chapter **“B – Board of Appeals”** (see *International Building Code* Section 101.2.1, 2015 edition), as published by the International Code Council, be and is hereby adopted as the Building Code of the **Village of Ringwood**, in the State of **Illinois** for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the **Village of Ringwood** are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are revised as follows:

2015 International Building Code

Chapter 1 Scope and Administration - Amend as Follows

Section [A] 101.1 of the 2015 International Building Code shall be revised to provide as follows:

Section [A] 101.1 Title. These regulations shall be known as the *International Building*

Code of the Village of Ringwood, hereinafter referred to as "this code".
Section [A] 101.4.8 of the 2015 International Building Code Shall be added to provide as follows:

[A] 101.4.8 County, State and Federal requirements. Any County, State and/or Federal acts, codes, standards, statutes and/or other requirements shall apply where applicable work is referenced in this code. The following includes but is not limited to some applicable alternate standards:

1. 2014 Illinois Plumbing Code, or most current edition of, as adopted and/or amended from time to time by the State of Illinois.
2. 2015 Illinois Energy Conservation Code, or most current edition of, as adopted and/or amended from time to time by the State of Illinois.
3. 2018 Illinois Accessibility Code, or most current edition of, as adopted and/or amended from time to time by the State of Illinois.
4. 425 ILCS 60 Smoke Detector Act, as adopted and/or amended from time to time by the State of Illinois.
5. 430 ILCS 135 Carbon Monoxide Alarm Detector Act, as adopted and/or amended from time to time by the State of Illinois.
6. 2010 American with Disabilities Act, or most current edition of, as adopted and/or amended from time to time by the government of the United State of America.
7. The most current McHenry County Stormwater Ordinance.

Section [A] 105.2 of the 2015 International Building Code shall be revised to provide as follows:

Section [A] 105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

Building:

- ~~1.~~ **1.** One-story detached accessory structures used as tool and storage sheds, playhouses, dog houses and similar uses, provided the floor area is not greater than 420 ~~64~~ **64** square feet.
- ~~2.~~ Fences not over 7 feet (2134 mm) high.
- ~~3.~~ Oil derricks.
- ~~4.~~ Retaining walls not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- ~~5.~~ Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
- ~~6.~~ Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and are not part of an *accessible route*.
7. **2.** Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- ~~8.~~ **3.** Temporary motion picture, television and theater stage sets and scenery.

- ~~9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18925 L) and are installed entirely above ground.~~
- 10. **4. Temporary** shade cloth structures constructed for nursery or agricultural purposes not including service systems.
- 11. **5.** Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
- 12. **6.** Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.
- 13. **7.** Nonfixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section [A] 109.7 of the 2015 International Building Code shall be added to provide as follows:

Section [A] 109.7 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be indicated in the following schedule:

FEE SCHEDULE. The following fees shall be charged for building permits:

- A. **RESIDENTIAL - SINGLE FAMILY; New construction, Additions, Accessory structures, patios, decks:** \$0.25 per square foot but not less than \$100.00

Early start for footing/foundation: \$75.00
- B. **COMMERCIAL – INDUSTRIAL – BUSINESS – INSTITUTIONAL - MULTI-FAMILY RESIDENTIAL; New construction, additions, accessory structures:** \$0.27 per square foot but not less than \$100.00

Early start for footing/foundation: \$105.00
- C. **RESIDENTIAL - SINGLE FAMILY; Alterations, Remodeling:** \$0.25 per square foot for all re-worked areas but not less than \$100.00
- D. **COMMERCIAL – INDUSTRIAL – BUSINESS – INSTITUTIONAL - MULTI-FAMILY RESIDENTIAL; Alterations, Remodeling:** \$0.27 per square foot for all re-worked areas but not less than \$100.00
- E. **Re-roof, Single Family Residential:** \$50.00
- F. **Re-roof, all other buildings:** \$100.00
- G. **Driveway:** \$100.00

- H. **Siding:** \$ 50.00
- I. **ELECTRICAL; New construction, Additions, Remodels:** \$0.10 per square foot but not less than \$100.00
- J. **PLUMBING; New construction, Additions, Remodels:** \$0.10 per square foot but not less than \$100.00
- K. **HEATING AND AIR CONDITIONING; New construction, Additions, Remodels:** \$0.10 per square foot but not less than \$100.00
- L. **MOVING, RAISING, SHORING OR UNDERPINING OF STRUCTURE OR FOUNDATION:** \$100.00
- M. **DEMOLITION:** \$100.00
- N. **SIGNS AND STRUCTURES:** \$0.06 per square foot for all areas, but not less than \$100.00
- O. **FENCES:** \$0.07 per linear foot but not less than \$50.00
- P. **POOLS:** \$75.00
- Q. **REINSPECTION OR EXTRA INSPECTIONS NEEDED OR REQUESTED:** \$50.00
- R. **PENALTY:** If construction is started before a permit is issued, double fees shall be charged.

Section [A] 109.8 of the 2015 International Building Code shall be added to provide as follows:

Section [A] 109.8 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, **or fails to correct a violation after issuance of a notice of violation,** shall be liable to a fine of not less than **\$100.00** and not more than **\$750.00 per day of continuance of the violation.**

Chapter 16 Structural Design – Amend as Follows

Section 1612 - "Flood Loads" of the 2015 International Building Code shall be revised to provide as follows:

Section 1612.1 General. The establishment of flood hazard areas, design, determination of impacts, construction and documentation shall comply with the most recently adopted McHenry County Stormwater Ordinance.

Section 3. That **Ordinance No. 95-6-2** of the **Village of Ringwood** entitled "**An Ordinance Adopting the Building Codes Used by the Village of Ringwood**" and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **Village of Ringwood** hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the **Village Clerk** is hereby ordered and directed to cause this legislation to be published **in pamphlet form by authority of the President and Board of Trustees of the Village of Ringwood, McHenry County, Illinois.**

Section 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **April 1, 2019** from and after the date of its final passage and adoption.

Passed this 21st of May, 2019

AYES: Meyer, Walkington, Robel, Herdus, Reinwall and Hewes

NAYES: None

ABSTAIN: None

ABSENT: None

Approved this 21st day of May, 2019



Village President

ATTEST:



Village Clerk