

**LEGISLATION FOR ADOPTION OF THE
INTERNATIONAL PROPERTY
MAINTENANCE CODE ORDINANCE NO. 2019-5-9**

An Ordinance of the **Village of Ringwood**, a municipality of the State of **Illinois**, adopting the 2015 edition of the *International Property Maintenance 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 Property Maintenance 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 Property Maintenance Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance 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 Property Maintenance 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 Property Maintenance Code

Chapter 1 Scope and Administration - Amend as Follows:

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

Section [A] 101.1 Title. These regulations shall be known as the *International Property Maintenance Code of the Village of Ringwood*, hereinafter referred to as "this code".

Section [A] 103.5 of the 2015 International Property Maintenance Code shall be revised to provide as follows:

Section [A] 103.5 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] 112.4 of the 2015 International Property Maintenance Code shall be revised to provide as follows:

Section [A] 112.4 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 3 General Requirements – Amend as Follows

Section 302.4 of the 2015 International Property Maintenance Code shall be revised to provide as follows:

Section 302.4 Weeds. *Premises and exterior property* shall be maintained free from weeds or plant growth in excess of **eight inches (8")**. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in

accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

Section 302.10 of the 2015 International Property Maintenance Code shall be added to provide as follows:

Section 302.10 Exterior Storage. Exterior storage of the following materials shall be considered a violation of this code:

1. Lumber and scrap building materials where no building permit has been applied for or issued.
2. Junk, trash, debris or the carcasses of dead animals.
3. Abandoned, worn out, damaged, wrecked, disassembled, partial disassembled, inoperable, discarded or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, household appliances or parts thereof, cans or containers.
4. Any compost pile which is of such a nature as to spread or harbor disease, emit unpleasant odors or harmful gas, or attract rodents, vermin, or other disease-carrying pests, animals or insects, provided that the presence of earthworms in a compost pile shall not constitute a nuisance.
5. Any stagnant pool of water.
6. Any unsanitary or septic material, unless such material is retained in containers or vessels which deny access to humans, flies, insects, rodents, and animals

Section 304.14 of the 2015 International Property Maintenance Code shall be revised to provide as follows:

Section 304.14 Insect screens. During the period from **April 1** until **November 1**, every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working order. **Exception:** Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

Section 308.1.1 of the 2015 International Property Maintenance Code shall be added to provide as follows:

Section 308.1.1 Refuse pickup and container storage. Trash containers and any garbage, rubbish or other type of refuse shall not be placed for pickup any earlier than 5PM the evening before the scheduled day of trash collection. Any trash containers shall be properly stored by 9PM on the day after collection. Trash containers shall be stored within the side or rear yard of a property and be screened from view of the public right of way. Storage of containers within the front yard, corner side yard or road right-of-way is prohibited.

Chapter 6 Mechanical and Electrical Requirements – Amend as Follows

Section 602.3 of the 2015 International Property Maintenance Code shall be revised to provide as follows:

Section 602.3 Heat supply. Every *owner* and *operator* of any building who rents, leases, or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from **September 15 to June 1, or as needed based on weather trends**, to maintain a minimum temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, *bathrooms* and *toilet rooms*.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.
2. In areas where the average monthly temperature is above 30 degrees Fahrenheit (-1 degree Celsius), a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) shall be maintained.

Section 602.4 of the 2015 International Property Maintenance Code shall be revised to provide as follows:

Section 602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from **September 15 to June 1, or as needed based on weather trends**, to maintain a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

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 Property Maintenance 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 day of May, 2019

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

NAYES: None

ABSTAIN: None

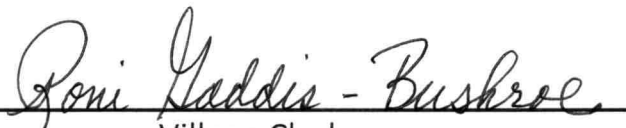
ABSENT: None

Approved this 21st day of May, 2019



Village President

ATTEST:



Village Clerk