

BUILDING AND CODE REGULATIONS

for the
VILLAGE OF RINGWOOD
McHENRY COUNTY, ILLINOIS



ADOPTED _____, 2020

Chapter 3

Building Code and Building Regulations

ARTICLE I – IN GENERAL

Section 3-1	Adoption of Codes
Section 3-2	Permits not to be issued to persons indebted to the Village
Section 3-3	Foundation, elevation, grading requirements
Section 3-4	Safety Fencing
Section 3-5	Construction Site Requirements
Section 3-6	Mud and debris upon public streets
Section 3-7	Fences
Section 3-8	Accessory Structures
Section 3-9	Garbage
Section 3-10	Outdoor Lighting
Section 3-11	Driveways
Section 3-12 – 3-20	Reserved

ARTICLE II – CONTRACTORS

Section 3-21	Definitions
Section 3-22	Registration required
Section 3-23	Application forms required
Section 3-24	Fee proration
Section 3-25	Registration fees
Section 3-26	Bond requirements
Section 3-27	Insurance
Section 3-28	After the fact registrations
Section 3-29	Registration
Section 3-30	Penalties
Section 3-31 – 3-40	Reserved

ARTICLE III –Fee Schedule

Building Department Fees

ARTICLE IV – ADDITIONS, INSERTIONS, DELETIONS AND CHANGES

Section 3-41	Amendments to the 2015 International Building Code (IBC)
Section 3-42	Amendments to the 2015 International Residential Code for One-and Two-Family Dwellings (IRC)
Section 3-43	Amendments to the 2015 International Fire Code (IFC)
Section 3-44	Amendments to the 2015 International Plumbing Code (IPC)
Section 3-45	Amendments to the 2015 International Mechanical Code (IMC)
Section 3-46	Amendments to the 2015 International Fuel Gas Code (IFGC)
Section 3-47	Amendments to the 2015 International Swimming Pool and Spa Code (ISPSC)
Section 3-48	Amendments to the 2015 International Existing Building Code (IEBC)
Section 3-49	Amendments to the 2015 International Property Maintenance Code (IPMC)
Section 3-50	Amendments to the 2017 National Electric Code (NEC)
Section 3-51	State of Illinois Plumbing Code
Section 3-52	State of Illinois Energy Conservation Code
Section 3-53 - Section 3-70	Reserved

Article I - IN GENERAL

Sec. 3-1 Adoption of Codes: INTERNATIONAL BUILDING CODE / 2015 in accordance with 65 ILCS 5 / 1-3-2, a municipality may adopt by reference, as criteria for the issuance of construction, reconstruction, alteration, or installation permits. The 2015 edition of the International Code Board of Trustees (ICC) International Building Codes/2015 are hereby adopted by reference as the Building Codes for the Village of Ringwood, Illinois, as the regulations governing the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and their service equipment in the Village. Three (3) copies of which have been on file in the office of the Village Clerk of the Village of Ringwood, Illinois and duly filed with the State of Illinois Capital Development Board (CDB), Division of Building Codes and Regulations at a minimum of 30 days prior to the effective date of May 21, 2019.

These codes are adopted together with the additions, insertions, deletions, and changes prescribed, in this article for governing and regulating the conditions and 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 structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said building code on file in the office of the Village Clerk of the Village of Ringwood, Illinois and filed with the Capital Development Board are hereby referred to, adopted, and made a part hereof as if fully set forth in this article:

- International Building Code (IBC) - 2015 Edition
- International Residential Code for One-and Two-Family Dwellings (IRC) - 2015 Edition
- International Fire Code (IFC) - 2015 Edition
- International Plumbing Code (IPC) - 2015 Edition: (For roof drainage and Section 403.3.2)
- International Mechanical Code (IMC) - 2015 Edition
- International Fuel Gas Code (IFGC) - 2015 Edition
- International Swimming Pool and Spa Code (ISPSC) - 2015 Edition
- International Existing Building Code (IEBC) - 2015 Edition
- International Property Maintenance Code (IPMC) – 2015 Edition
- National Electrical Code (NEC)- 2017 Edition – NFPA 70
- Illinois Plumbing Code - 2014 Edition – Title 77 Part 890
- Illinois Energy Conservation Code – Most Current Edition – Title 71 Part 600
- Illinois Accessibility Code – 2018 Edition – Title 71 Part 400
- Illinois Radon Resistant Construction Act - 2013 Edition – 420 ILCS 52/
- Illinois Elevator Safety Act – 2007 Edition – Title 41 Part 1000
- Illinois Smoke Detector Act – 1987 Edition – 425 ILCS 60
- Illinois Carbon Monoxide Alarm Detector Act – 2007 Edition – 425 ILCS 135
- Illinois Construction Site Temporary Restroom Facility Act -2005 Edition – 410 ILCS 37
- American with Disabilities Act – 2010 (or most current edition)
- McHenry County Stormwater Ordinance

Add. Sec. 3-2. Permits not to be issued to persons indebted to the village.

Notwithstanding any provision contained in this Chapter and/or the ICC International Codes in effect to the contrary, no permit nor variation required by the provisions of this chapter shall be issued to:

- 1) Any individual, partnership, corporation, land trustee, or other business entity, if the individual, partnership, corporation, land trustee, or other business entity or any

partner, shareholder, beneficiary or member thereof is financially indebted to the village; or

- 2) For any property, for which any prior tenant or owner, including tenant of owners who are individuals, partnerships, corporations, land trustees or other business entity, has outstanding debts related to the real estate incurred by any prior owner, the current owner or prior tenant or occupant of the owner and for which a valid lean has been filed and not released for outstanding debts related to the real estate.
- 3) In addition to the payment of filing fees and permit fees, the owner shall pay and reimburse the Village for its administrative expenses and for any and all retained personnel expenses and fees directly or indirectly incurred by or charged to said Village and, in addition thereto shall pay all costs and expenses (including but not limited to Court Reporter expenses, transcripts of proceedings, compensation of Village officials, etc.) attributable to any and all hearings, meetings and conferences held in connection with any project." (ORD. 2000-2-1)

Add. Sec. 3-3. Foundation elevation; grading requirements.

- 1) Grading plan.
 - a. Grading plan required prior to issuance of building permit, including with the permit application submitted to the village, two copies of a grading plan illustrating the proposed foundation grades for any structure to be constructed. The submitted grading plan shall also illustrate existing elevations of the property boundaries, elevations of the streets adjacent to the property, and the topographical studies of the proposed method of drainage. The submitted grading plan(s) shall be prepared by an Illinois Registered Land Surveyor or an Illinois Registered Professional Engineer and shall be subject to reasonable approval of the village engineer. This approval is a required condition of permit issuance.
- 2) Top of foundation elevation.
 - a. The top of foundation elevation of any permitted structure shall be in compliance with the approved grading plan. The minimum top of foundation shall not be less than two feet above the highest centerline of the street adjacent to the property, or in elevation guaranteeing a minimum of two percent slopes to lot corners, with a minimum protective side slope vertical rise of six inches. The village engineer may grant variation where specific grading conditions exist.
- 3) Verification of foundation elevation prior to backfill.
 - a. Prior to back filling any foundation, the owner or contractor shall furnish to the Building Official or their designee, two (2) copies of the plat of survey indicating the minimum and maximum top of foundation elevations. An Illinois Registered Land Surveyor or an Illinois Registered Professional Engineer shall prepare and seal the submitted plat of survey. If any type of structure is placed on the foundation prior to review and approval of submitted foundation elevations by the village engineer, the contractor may be required to remove such structures in order to make corrections to foundation elevations not in compliance with the approved grading plan.
- 4) Verification of lot grading prior to occupancy.
 - a. Prior to the issuance of any occupancy certificate, for any structure, the owner or contractor shall furnish two copies to the Building Official or their designee an "as

constructed” grading plan prepared by an Illinois Registered Land Surveyor or an Illinois Professional Engineer indicating that the grading, “as constructed”, is consistent with the approved grading plan, as follows:

- 1) The “as constructed” grading plan shall indicate proper lot drainage consistent with the approved grading plan.
 - 2) A rough construction grade will be acceptable provided the “as constructed” rough grade is within 0.5 feet of the final grades indicated on the approved grading plan.
- 5) As constructed lot grading plans required prior to subdivision acceptance.
- a. The requirements outlined in this Chapter do not waive an owner or contractor’s responsibility to provide “as constructed” grading plans at the time of subdivision acceptance.

Add. Sec. 3-4. Safety fencing.

- 1) Continuous 6’-0” chain link fence.
 - a. All commercial construction sites shall be enclosed by a continuous chain link fence, without barbs, six (6) feet in height, which shall be installed around the perimeter of the area under construction. The fencing shall be installed not more than seven (7) days prior to the commencement of any work on the construction site. Such fencing shall remain in place and be maintained by the owner or the contractor until a certificate of occupancy is issued for the structure, or as approved by the Building Official or their designee.
- 2) Security / access.
 - a. The safety fencing shall be anchored to sufficiently resist wind loads of 30psf without deflection of more than three (3) inches between the top and bottom of the safety fence. No advertising shall be placed on the safety fence without approval of the Building Official or their designee. A sign permit shall be required for any advertising. “No Trespassing” signs shall be attached to the safety fence at conspicuous locations at the perimeter of the construction site. Any access opening in the safety fence shall be protected by gates secured with locks when there is no construction activity.

Add. Sec. 3-5. Construction site requirements.

- 1) **Construction Hours:** Any construction, remodeling, or heavy equipment work which emanates noise beyond the property line shall not commence before seven o’clock (7:00)A.M. on weekdays and on Saturday seven thirty o’clock (7:30)A.M. and Sunday eight thirty o’clock (8:30)A.M. All construction work, as described herein, shall cease prior to seven o’clock (7:00)P.M. for both weekends and weekdays. (ORD. 1997-7-1)
- 2) When heavy equipment is used at the construction site, which may cause damage to the road surface or road right-of-way, the permittee shall deposit a cash bond with the Village no later than the time that the permit is issued, in the sum of \$2,500.00, in connection with the construction of a principal building, or, the sum of \$1,000 in connection with the construction of an accessory building or structure, which shall be returned to the permittee after the work which is authorized by the permit is completed and provided that it is determined by the Village that no damage has been caused to the road surface or road right-of-way in connection with such work. If damage has been caused to the road surface or road right-of-way in connection with such work, the

permittee shall be liable for full cost of repairing said damage to the satisfaction of the Village. The Village is authorized to use said bond deposit, or any part thereof, to repair such damage, and, in the event of that such cost of repair exceeds the amount of the said bond, the permittee shall pay the balance of such cost to the Village within ten (10) days after the permittee is given notice by the Village to pay such amount. (ORD. 1997-9-1)

- 3) All construction sites shall have the following required facilities and amenities except if otherwise approved by the Building Official or their designee.
- 4) All construction sites and lots shall be identified with the correct approved address as assigned on a sign of adequate size and stability (not to exceed 25 sq. ft.), located at the entry point of the specific site or lot. The numerical address shall be legible applied to the front of the structure facing the public right of way, once a front wall has been erected.
- 5) All developers, contractors, service providers, permit holder or property owners, day or night conducting work within the village shall restrict the parking of vehicles to the non-hydrant side of the roadway.
- 6) All developers, contractors, service providers, permit holder or property owner conducting work with the village shall keep all roadways and pedestrian sidewalks or bike paths free from debris, dirt or mud from their projects at all times. Provision shall be made to abate problems immediately, not at end of shift, day or week. Contractors utilizing the services of any utility installer shall accept the responsibility of and provide for the cleanup as required. When in the opinion of the Building Official or their designee and/or Public Works Director the abatement of such conditions are not conducted in an expeditious manner, stop work orders will be issued and/or cleanup will be conducted by Public Works at the rate of \$300.00 per hour or any increment award per man and/or equipment utilized in the cleanup. In addition, citations may be issued for each and every day of violation.
- 7) On all new construction sites, designated areas for driveways shall be at a minimum, graveled from the back of the curb or end of the paved right of way surface, to the garage entry or the edge of a building where the garage is not attached. Prior to an occupancy certificate being issued, all driveway surfaces shall be constructed in accordance with village requirements.
- 8) Portable toilet facilities shall be provided at all construction sites within one hundred (100) feet of the building being constructed. Portable toilets shall not be located on a property after a certificate of occupancy has been issued.
- 9) Construction waste materials, rubbish and scraps shall not be allowed to become strewn over the construction site or adjacent properties, but shall be placed in a dumpster or snow-fence typed enclosed waste collection dump site on the premises. The general contractor shall be required to clean up the construction site each day after work is completed. Burning and/or burying of such materials is hereby prohibited.

All such material shall be removed from the construction site before the occupancy permit may be granted to the premises. (ORD 2003-1-1)

Add. Sec. 3-6. Mud / construction materials and debris on streets.

The owner or contractor(s), nor any person in the village, shall allow mud/construction materials and/or debris to be deposited or allow to accumulate upon a public way in a manner that would create a nuisance. The Building Official or their designee shall have the authority to issue violation notice to subject responsible parties to the appropriate penalties. If the responsible party refuses to remove and/or clear the public way, the village shall have the work done and bill the responsible party thereof.

Sec. 3-7. Fences. Amended as follows. Definition: The terms "principal building or structure", "front lot line", "front yard", "building line", "lot" and "street", as used in this ordinance, shall have the meanings as from time to time defined in the Village of Ringwood Zoning Ordinance.

- A) A building permit is required for all types of fences.
- B) Fences allowed. Fences in all zoning districts, A-1 (less than one acre) are allowed only in that part of the rear yard which abuts upon the rear principal building line of the Principal Building or Structure and whose area may extend from said building line to the rear lot line, provided however that such fences are prohibited in the remainder of the rear yard as depicted in Exhibit A which is attached hereto and incorporated herein by reference. Support members shall be on the side of the fence facing the property so that the finished or "good" side of the fence faces adjacent property. Fences may not impede the flow of surface drainage. The following restrictions shall apply to solid and see-through fences.
- C) **SOLID FENCE:** A fence obscuring more than fifty percent (50%) of the view through the fence.
 - 1) A solid fence shall not exceed building lines of any lot abutting a street.
 - 2) A solid fence shall not exceed four (4) feet in height
- D) **SEE-THROUGH FENCES:** A fence obscuring fifty percent (50%) or less of the view through the fence.
 - 1. A see-through fence in a Residential, Estate, or Rural Residential Zoning District shall not exceed four feet (4') in height.
 - 2. Wire and chain link fences are prohibited in residential areas.
 - 3. The use of barbed wire, electrical fences, or masonry fences topped with broken glass is prohibited in Residential, Office, and Business Zoning districts. In Industrial Zoning Districts, the use of barbed wire is permitted in the portion of the fence exceeding eight feet (8') in height. The barbed wire must be attached to the top of the fence at a forty-five degree (45°) angle towards the interior of the property.
- E) Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct,

alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

EXHIBIT A

Front Yard Fences Prohibited				
Side Yard Fences Prohibited	Principal Building Structure			Side Yard Fences Prohibited
	Rear Principal Building Line			

(ORD. 2017-7-1)

Sec 3-8 Accessory Structures . Amended as follows. “Sheds and storage buildings for garden equipment and household items as accessory to dwellings in R-1 Zoning districts. The design and construction of the exterior walls and roof shall be the same as those of the dwelling, with the maximum floor area thereof not to exceed 240 square feet. (Not allowed on premises having a swimming pool house). (ORD. 2015-4-2)

Accessory structures shall not exceed twelve feet in height at the peak of the roof. Overhead garage doors are prohibited on accessory structures.

Accessory structures other than garages shall be constructed on a concrete slab floor and secured to the ground by the use of pier pads in a manner approved by the Building Official. Solid masonry and wood foundations and footings are hereby prohibited. (ORD. 1996-7-3)

Swimming Pool House. The design and construction of the exterior walls and roof shall be the same as those of the dwelling. The Swimming Pool House may consist solely of an enclosed structure having an exterior wall 1 height of not more than 8 feet, a roof height of not more than 16 feet and a maximum floor area not to exceed 176 square feet and it may include in addition thereto a roof overhang on the pool side with the overhang not to exceed 8 feet from the pool house's exterior walls. (Not allowed on premises having a Shed or Storage Building nor a Swimming Pool). (ORD. 2007-2-1)

3-9 Garbage and Dumpster Enclosures. Amended as follows.

- A) In the case of A-1 Agricultural, less than one acre, R-3 Multiple Family Residential Districts, Business Districts, Office/Research Districts and Industrial District Premises, all garbage and trash containers shall be kept in a stockade wood fence or masonry/concrete enclosure located in the rear yard setback of the premises from which it is to be collected except on the days scheduled for collection. The fenced enclosure shall be not less than 6 feet in height from the ground level and all fence posts and supporting fence members shall be erected so that after the fence is constructed, the fence post and supporting members will face to the interior of the fence enclosure.
- B) The enclosure must be must be 12 feet wide and 12 feet deep.
- C) Any person, firm or corporation violating any provision of this ordinance shall be fined not less than One Hundred Dollars (\$1 00.00) nor more than Five Hundred Dollars (\$500.00) for each offense committed on each day during, or on which, a violation occurs or continues. (ORD. 2012-5-1)

3-10 Outdoor Lighting. Amended as follows. It shall be unlawful and a nuisance for any person to permit or cause any outdoor luminary or lighting system to create excessive glare or light levels as to be dangerous to the public or result in annoyance or discomfort to the public or adjacent land uses. Such nuisances shall include, but not be limited to, the following:

- a) Flickering, flashing, blinking and rotating lights, except if such lights are part of a security system that shuts off automatically no longer than twenty (20) minutes after such system is activated.
- b) Lasers and searchlights.
- c) Outdoor luminaries or lighting systems that direct illumination or rays of light beyond any lot line. (ORD. 2017-6-1)
- d) SHIELDING. All nonexempt outdoor lighting fixtures shall have shielding as required by the table set forth in Section 6. "Fully shielded" means outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by photometric test report. "Partially shielded" means outdoor light fixtures shielding or constructed so that no more than ten percent of the light rays are emitted by the installed fixture at angles above the horizontal plane as certified by photometric test report. Code requirements for shielding are set out in the following table:
- e) FILTRATION. Metal halide fixture lamp types shall be filtered. "Filtered" means any outdoor light fixture which has a glass, acrylic or translucent enclosure of the light source.

CODE REQUIREMENTS FOR SHIELDING AND FILTERING

<u>Fixture Lamp Type</u>	<u>Shielded</u>
Low Pressure sodium	Fully
High pressure sodium	Prohibited except on public streets as provided in the Village Subdivision Ordinance
Metal Halide	Prohibited

Fluorescent	Fully
Quartz	Prohibited
Incandescent greater than 160W	Fully
Incandescent 160W or less	Fully
Any light source of 50W or less	Fully
Glass tubes filled with neon, argon, krypton	Fully
LED	Fully

(ORD. 2018-11-3.)

3-11 Driveways. Amended as follows. Any and all construction in the Village shall include paved driveways. Any and all construction shall include construction that includes additions to a building or land or repairs on more than fifty (50) percent of a building; for such construction all existing driveways shall be paved. This includes all residential, commercial and industrial properties within the Village. (ORD. 2018-12-2)

3-12 – 3-20 Reserved.

ARTICLE II - CONTRACTORS

Add. Sec. 3-21. Definitions.

The following words, forms and phrases when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- 1) Contractor:
 - a. The term “contractor” means any person engaged in the business of construction, or altering, repairing, or demolishing buildings, structures, utilities, site improvements or topography including but not limited to:
 - 1) Acoustical
 - 2) Asphalt, Cement and Concrete Contractors
 - 3) Blacktop Sealing Contractors
 - 4) Carpentry Contractors
 - 5) Drywall Contractors
 - 6) Electrical Contractors
 - 7) Excavation Contractors
 - 8) Fencing Contractors
 - 9) Flooring
 - 10) Garage Contractors
 - 11) General Building Contractors
 - 12) Glazing Contractors
 - 13) Heating, Air Conditioning, and Ventilation Contractors (HVAC)
 - 14) Insulation Contractors
 - 15) Irrigation Contractors
 - 16) Landscaping
 - 17) Masonry Contractors
 - 18) Painting
 - 19) Plastering Contractors
 - 20) Plumbing
 - 21) Porch and Deck Contractors
 - 22) Roofing
 - 23) Sewer and Drainage Contractors
 - 24) Siding, Soffit, Fascia and Gutter Contractors
 - 25) Sign Contractors
 - 26) Swimming Pool Contractors
 - 27) Water and Damp-proofing Contractors
 - 28) Window and Door Contractors
 - 29) Wrecking Contractors
- 2) State of Illinois Department of Public Health Licensed Plumbing Contractors
 - a. All planning and design of plumbing systems shall be performed only as defined by the Illinois State Plumbing Code (2014) and the Village of Ringwood Plumbing Regulations.
 - b. The inspection of plumbing and plumbing systems shall be performed only by the plumbing inspector of the Village of Ringwood, as defined by the Illinois State Plumbing Code or, in his/her absence, by a licensed plumber appointed by the Village Manager.
 - c. Nothing herein contained shall prohibit the owner occupant of a single family residence of the owner of a single family residence under certain for his/her occupancy from himself/herself planning, installing, altering or repairing the plumbing of such residence.

- d. For purposes of this subsection, a person shall be considered an "occupant" if and only if he/she has taken possession of and is living in the premises as his/her bona fide sole and exclusive residence, or in the case of an owner of a single family residence under construction for his/her occupancy, he/she expects to take possession of and live in the premises as his/her bona fide sole and exclusive residence, and he/she has a current intention to live in such premises as his/her bona fide sole and exclusive residence for a period of not less than two (2) years after the completion of the plumbing work performed pursuant to the authorization of this subsection or, in the case of the owner of a single family residence under construction for his/her occupancy, for a period of not less than two (2) years after the completion of construction of the residence. Failure to possess and live in the premises as a sole and exclusive residence for a period of two (2) years or more shall create a rebuttable presumption of a lack of such intention to occupy.
 - e. Neither tenant nor a landlord may perform plumbing work as defined by the Illinois State Plumbing Code (2014).
- 3) State of Illinois Licensed Roofing Contractors.
 - a. All roofing contractors shall meet the requirements of the State of Illinois Roofing Industry Licensing Act.
 - 4) State of Illinois Licensed Private Alarm contractors
 - a. All fire alarm contractors shall meet the requirements of the Private Fire Alarm Contractors Licensing Act.
 - 5) State of Illinois Licensed Fire Sprinkler Contractors
 - a. All fire sprinkler contractors shall meet the requirements of the Fire Sprinkler Contractors Licensing Act.
 - 6) An owner of property performing work on property that the owner will occupy or has occupied continuously for a period of at least six months shall not be considered a contractor as set forth in this article. However, any person hired by such owner to perform work on such property shall be considered a contractor.
 - 7) Any person performing work on a residential repair project costing less than \$3,000.00 for all labor and material for such project shall not be considered a contractor for the project: provided, however, any person providing blacktop or asphalt sealing services shall be considered a contractor or any project equal to or exceeding \$700.00 for all labor and material.
 - 8) "Person" means any person or individual, partnership, firm, association, corporation, trust or other legal entity.

Add. Sec. 3-22. Registration Required.

It shall be unlawful for any person, to engage in the business of new or existing construction as defined in this article within the village without being registered as a contractor in the manner set forth in this article.

- 1) Any person desiring to engage in the business of construction or demolition within the village shall file an application for registration with the Village Clerk. If an applicant desires to engage in an area of construction or demolition that requires licensure from the State of Illinois, each such applicant shall file proof of valid licensure with the application. Upon the filing of such application on the proper form with all necessary licenses, bonds, and insurance certificates along with payment of the registration fees set out in Section 3.25, the Village Clerk shall register the applicant as a contractor and classify the applicant into the proper category. The registration of any and all contractors upon filing of the appropriate application and application contingencies, and compliance thereof, shall be within the sole discretion of the Village Clerk.
- 2) Upon verification of the applicant's application, references, bond and insurance, the registration which will authorize the applicant to engage in such business for the applicable fiscal year upon beginning May 1 through April 30 of the year within which it is issued, subject to precaution set forth in Section 3-24.

Add. Sec. 3-23. Application Form Required.

All applications for contractor registration shall be made, in writing, to the Chief Building Official or their designee, upon forms furnished by the village.

Add. Sec. 3-24. Fee Proration.

The fee for the registration of contractors who register between May 1 and October 31 of each year shall be provided in Section 3-25. The fee for the **registration of contractors who register between November 1 and April 30 of each year shall be fifty percent (50%) of the amount set forth in Section 3-25. The fees shall be an annual fee which shall be paid by the applicant to the village in advance of the filing of the application. The registration issued thereunder shall expire on December 30 of the current village fiscal year.

Add. Sec. 3-25. Registration Fees.

Every contractor, except current state licensed contractors, referenced above, shall pay an annual \$100.00 registration fee to the Village of Ringwood at the time of filing of the application.

Add. Sec. 3-26. Bond Requirements.

Every Contractor as defined in this article desiring to engage in construction or demolition business within the village shall execute and file with the Village Clerk a \$10,000 surety bond payable to the village with sureties to be approved by the Mayor and Village Board of Trustees and file with the Village Clerk and conditioned upon the applicant faithfully observing all of the provisions of the building codes set forth in Article I of this chapter and other ordinances and regulations of the village relating to the business conducted by the contractor and conditioned further to indemnify and hold harmless the village against any case or act upon which it may suffer or which may occur against it.

Add. Sec. 3-27. Insurance.

Every person registered as a contractor in the village shall show proof of insurance to the Village Clerk in the following amounts;

- | | |
|-------------------------------|--|
| (1) Bodily injury liability | \$500,000.00 |
| (2) Property damage liability | \$500,0000.00 |
| (3) Worker's compensation; | as required by the state industrial commission |
| (4) Business auto | \$300,000.00 |
| (5) Bodily injury liability | \$300,000.00 |
| (6) Property damage liability | \$ 50,000.00 |

Add. Section 3-28. After the fact registrations.

Any contractor where work has been done without the required contractor registration having been first obtained as required, shall make an application to the Chief Building Official or their designee and obtain the required contractor registration after the fact. However, the contractor shall allow the Building Department to conduct a building code compliance inspection and obtain a building permit to correct any deficiencies noted during the building code compliance inspection. After the fact contractor registrations and building code compliance inspections shall be subject to payment of double the registration fees and permit and inspection fees based on the Building Department Fee Ordinance.

Add. Sec. 3-29. Registration revocation and hearing.

The Building Official or their designee in their discretion may revoke a contractor's registration if the contractor violates the building codes or other applicable ordinances of the village. The contractor shall be notified of the intent to revoke the contractor's registration and the alleged violations and the contractor shall be given ten (10) days from the date of notice is given to correct such violations to show.

Add. Sec. 3-30. Penalties.

Any person violating any provision of this article shall for each offense, be fined not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

Sec. 3-31 – 3-40. Reserved.

ARTICLE III – Fee Schedule. Amended as follows.

PERMIT TYPE	AUTHORIZING CODE SECTION	PERMIT FEE	BOND / SECURITY	OTHER TYPICAL FEE/SECURITY
CONTRACTOR REGISTRATION	3-27	\$100.00	\$10,000.00 Surety Bond	<ul style="list-style-type: none"> • Bodily injury liability \$500,000.00 • Property damage liability \$500,000 • Worker's Compensation As required by the state industrial commission • Business auto \$300,000.00 • Bodily injury liability \$300,000.00 • Property damage liability \$50,000.00
RESIDENTIAL				
New Single Family Dwelling (Includes Certificate of Occupancy & Fire District Fees)	ORD 2006-6-2	0.25 per SF but not less than \$100.00 minimum		
Additions (Includes Certificate of Occupancy & Fire District Fees)	ORD 2006-6-2	0.25 per SF but not less than \$100.00 minimum		
Alterations / Remodeling	ORD 2006-6-2	0.25 per SF but not less than \$100.00 minimum		
Accessory Structures	ORD 2006-6-2	0.25 per SF but not less than \$100.00 minimum		
Decks	ORD 2006-6-2	0.25 per SF but not less than \$100.00 minimum		
Early Start Footing / Foundation	ORD 2006-6-2	\$75.00		
COMMERCIAL / INDUSTRIAL / BUSINESS / INSTITUTIONAL / MULTI-FAMILY				
New Construction	ORD 2006-6-2	0.27 per SF but not less than \$100.00 minimum		
Additions	ORD 2006-6-2	\$0.27 per SF but not less than \$100.00 minimum		
Accessory Structures	ORD 2006-6-2	\$0.27 per SF but not less than \$100.00 minimum		
Alterations / Remodeling	ORD 2006-6-2	\$0.27 per SF but not less than \$100.00 minimum		
Early Start Footing / Foundation	ORD 2006-6-2	\$105.00		
GENERAL				
Demolition	ORD 2006-6-2	\$100.00		
Driveway	ORD 2006-6-2	\$100.00		
Electrical	ORD 2006-6-2	\$0.10 per SF for all habitable areas, but not less than \$100.00 minimum		

PERMIT TYPE	AUTHORIZING CODE SECTION	PERMIT FEE	BOND / SECURITY	OTHER TYPICAL FEE/SECURITY
Fences	ORD 2006-6-2	\$.07 per linear foot for all areas, but not less than \$50.00 minimum		
Heating and Air Conditioning	ORD 2006-6-2	\$0.10 per SF for all habitable areas, but not less than \$100.00 minimum		
Moving Raising, Shoring or Underpinning of Structure or Foundation	ORD 2006-6-2	\$100.00		
Plumbing	ORD 2006-6-2	\$0.10 per SF for all habitable areas, but not less than \$100.00 minimum		
Pools	ORD 2006-6-2	\$75.00		
Re-inspection or extra inspections needed or Requested	ORD 2006-6-2	\$50.00		
Re-Roof – Residential	ORD 2006-6-2	\$50.00		
Re-Roof – Commercial	ORD 2006-6-2	\$100.00		
Siding	ORD 2006-6-2	\$50.00		
Signs and Sign Structures	ORD 2006-6-2	\$.06 per square foot for all areas, but not less than \$100.00 minimum		
PENALTIES				
	ORD 2006-6-2	Any person violating any provision of this article shall for each offense, be fined not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.		
ROAD BOND		\$2500.00		

ARTICLE IV – Additions, Insertions, Deletions, and Modifications

Sec. 3-41. INTERNATIONAL BUILDING CODE (IBC). Amended as follows.

The following sections of the International Building Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Building Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION 101 GENERAL

101.4.3 Plumbing. Amended as follows. The provisions of the *International Plumbing Code* shall apply only to Chapter 11, Storm Drainage, and Section 403.3.2 Prohibited toilet room location. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.

101.4.6 Energy. Amended as follows. The provisions of the Illinois Energy Conservation Code, the most current edition, shall apply to all matters governing the design and construction of buildings for energy efficiency.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

104.6 Right of entry. Amended as follows. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the Building Official or their designee has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, or personal knowledge, the Building Official or their designee is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the Building Official or their designee shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, Building Official or their designee shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the structure or the premises and request entry. If entry is refused, the Building Official or their designee is authorized to petition any court of competent jurisdiction for the issuance of a search warrant authorizing the inspection of such building or the premises thereof for the purpose of making such inspections as shall be necessary to the enforcement of the provisions of this Ordinance.

Add. 104.6.1 Refusal of entry. If any owner, occupant or other person in charge of a structure subject to the provisions of this code refuses, impedes, inhibits, interferes with, restricts or obstructs entry and free access to any part of the structure or premises where inspection authorized by this code is sought, the Building Official may promptly apply for a search warrant to a court of

competent jurisdiction and shall supply all necessary affidavits and testimony to indicate that there is reasonable or probable cause to conduct an inspection. For the purposes of this section, a reasonable or probable cause to gain access for an inspection shall include, without being limited to, the following:

1. That the inspection of the area is part of a planned routine inspection being conducted pursuant to a systematic or concentrated code enforcement programs in that portion of the village; or
2. That the Building Department, after investigation or upon information received, has knowledge, information or a reasonable belief that a violation of this code or other codes and ordinances of the village exist; or
3. That such entry is for purpose of inspecting a previous notice of violation; or
4. That the Building Department has received a complaint concerning a violation on or within the premises; or
5. That such entry is necessary to determine if the building, structure, premises, dwelling or dwelling units meet the standards of this code and building, fire and health codes for the safety and welfare of the public.

Add. 104.6.2 Owner's right of entry. Every occupant of a building or portion thereof shall give the owner thereof, or his/her agent or employee, access to any part of such building, or its premises, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Ordinance or with any lawful rule or regulation adopted, or any lawful order-issued pursuant to the provisions of this Ordinance. Entry pursuant to this subsection shall be made only at reasonable times and after reasonable notice to the occupant unless an emergency requires immediate action.

SECTION 105

PERMITS

105.2 Work exempt from permit. Amended as follows. 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:

1. One-story detached playhouses, dog houses and similar uses, provided the floor area is not greater than 64 square feet.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Temporary motion picture, television and theater stage sets and scenery.
4. Temporary shade cloth structures constructed for nursery or agricultural purposes not including service systems.
5. Swings and other playground equipment accessory to detached one- and two-family dwellings.
6. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372mm) from the exterior wall and do not require additional support.
7. Non-fixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Add. 105.5.1 Building Permit Term of Life. Building permit shall have a term of life of one year from the date of issuance. The Building Official is authorized to grant in writing one or more extensions of time for periods not to exceed more than 180 days each.

SECTION 109 FEES

109.6 Refunds. Amended as follows. The Village Board of trustees shall authorize the refunding of fees on a cases by case basis.

SECTION 111 CERTIFICATE OF OCCUPANCY

111.3 Temporary Occupancy. Amended as follows. Upon written request, the code official may issue a temporary certificate of occupancy for the use of any building or structure prior to the completion and occupancy of the entire building or structure and general development standards of such property, provided that such portion or portions shall be occupied safely prior to full completion of the structure or the general development standards of such property without endangering life or public welfare and upon the following conditions:

1. The owner or general contractor deposits sufficient funds reasonably calculated for the cost of full compliance with all the applicable ordinances or state law payable to the village in an escrow account established by the village;
2. Said temporary certificate of occupancy may be revoked if conditions are not complied with as determined in writing by the code official.
3. Such temporary certificate of occupancy shall expire up to six (6) months from the date of issuance;
4. Temporary certificates of occupancy issued prior to the passage of this amendment to this section shall expire six (6) months from the passage date of this amendment.
5. No temporary certificate of occupancy shall be issued to an owner or general contractor if the owner, general contractor or any of the principal officers of the owner or general contractor owe any monetary obligation including, but not limited to fines and fees, to the village for any purpose.

The village shall return the above-referenced funds maintained in the escrow account to the owner or general contractor upon the following conditions:

1. Final certificate of occupancy was granted upon the expiration of the temporary certificate of occupancy;
2. Upon the final inspection, the building or structure and general development standards of such property are in full compliance with all applicable ordinances or state law;
3. No fine has been imposed against the owner or general contractor by the McHenry County Circuit Court for violations of this division or other provisions of this Code, including, code related to construction, erection, alteration or repair of the building or

structure and land development of such property for which the temporary certificate was issued.

The above-referenced funds maintained in the escrow account shall be applied to any unpaid fees or monetary obligations owed to the village including, but not limited to fines against the owner or general contractor imposed by a circuit court for violations of this division or other provisions of this Code related to construction, erection, alteration, repair or occupancy of the building or structure or general development standards of such property for which the temporary certificate was issued.

SECTION 113 BOARD OF APPEALS

113.1 General. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

113.2 Limitations on authority, shall be Deleted in its entirety.

113.3 Qualifications, shall be Deleted in its entirety.

SECTION 114 VIOLATIONS

114.4 Violation Penalties. Amended as follows. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

SECTION 115 STOP WORK ORDER

115.3 Unlawful Continuance. Amended as follows. 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 One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

Add. 117 Daily start and stop times for construction work: Any construction, remodeling, or heavy equipment work which emanates noise beyond the property line shall not commence before seven o'clock (7:00)A.M. on weekdays and on Saturday seven thirty o'clock (7:30)A.M. and Sunday eight thirty o'clock (8:30)A.M. All construction work, as described herein, shall cease prior to seven o'clock (7:00)P.M. for both weekends and weekdays.

CHAPTER 2 DEFINITIONS

Add. 202 ADDITIONAL DEFINITIONS

BONFIRE. An outdoor fire utilized for ceremonial purposes, pleasure, cooking, warmth or similar purposes having a total fuel area no greater than three (3) feet in diameter and two (2) feet in height.

HOMES, GROUP A. A residence offering permanent living arrangements for disabled individuals under the auspices of an association, corporation or other legal entity aside from residents, their parents or individual legal guardians. Group homes offer rehabilitative services for residents and strive to create a living environment which enables residents to develop their life skills to full capacity.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 411 SPECIAL AMUSEMENT BUILDINGS

Add. 411.1.1 Haunted Houses. A temporary or existing structure used or intended to be used as a haunted house shall be permitted in accord with Section 3103.1, Section 411.1.2 and 411.1.3.

Add. 411.1.2 Haunted houses submittal documents. In addition to the submittal documents required by Section 3103.1, the following information shall be provided at the time of application, additional information may be required as determined by the building official:

1. Site plan locating parking, vehicular access and circulation routes, existing structures on the subject property and immediately adjacent to the subject property, location of the structure to be occupied, proposed occupant load for the structure, pedestrian circulation and gathering spaces, and other amenities proposed or required by the Temporary Use Permit requirements.
2. Floor plan of with over all dimensions, proposed partition layout, and all means of egress and circulation paths.
3. Specifications of interior finishes and materials to be installed.
4. Plans showing permanent, temporary and emergency lighting.
5. Method of assuring continuous movement of occupants through the amusement including, but not limited to:
 - (a) Permanently stationed supervisory personnel.
 - (b) Directional arrows.
 - (c) Other means.
6. Method and location of fire suppression and protection including, but not limited to:
 - (a) Sprinkler system.
 - (b) Fire detection and/or alarm systems.
 - (c) Portable fire extinguishers.

Add. 411.1.3 Inspection. Temporary structure(s) or existing structure(s) shall not be operated or maintained for the use as a haunted house without an inspection by the building official and the fire code official verifying compliance with this Section and Section 3103.1.

CHAPTER 11 Delete in its entirety ACCESSIBILITY

Chapter 11 Accessibility. Delete in its entirety and replace with:

1101.1 Scope. Amended as follows. The provisions of the current edition of the Illinois Accessibility Code (IAC) shall control the design and construction of facilities for accessibility for individuals with disabilities.

CHAPTER 13 Delete in its entirety ENERGY EFFICIENCY

Chapter 13 Energy Efficiency. Delete in its entirety and replace with:

1301.1.1 Criteria. Amended as follows. Buildings shall be designed and constructed in accordance with the current edition of the Illinois Energy Conservation Code (IECC).

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1604 GENERAL DESIGN REQUIREMENTS

1604.8.3 Decks. Amended as follows Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall be accomplished by the use of lag bolts or through bolts with a minimum diameter of ½ inch. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:

1. The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on all portions of the deck.
2. The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on the cantilevered portion of the deck, and no live load or snow load on the remaining portion of the deck.”

SECTION 1608 SNOW LOADS

1608.2 Ground snow loads. Amended as follows The ground snow loads to be used in determining the design snow loads for roofs shall be 30-psf or as determined in accordance with ASCE 7. Site (project) specific ground snow load determinations shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a 2-percent annual probability of being exceeded (50-year mean recurrence interval).

SECTION 1612 FLOOD LOADS

1612.3 Establishment of flood hazard areas. Amended as follows The establishment of flood hazard areas, design determination of impacts, construction and documentation shall comply with the most recently adopted McHenry County Stormwater Ordinances. (ORD. 2015-10-1, 2016-6-2)

INTERNATIONAL BUILDING CODE (IBC) Appendix adoption.

- (1) **Delete** Appendices A EMPLOYEE QUALIFICATONS
- (2) **Delete** Appendices B BOARD OF APPEALS
- (3) **Add** Appendices C GROUP U – AGRICULTURE BUILDINGS
- (4) **Delete** Appendices D FIRE DISTRICTS
- (5) **Delete** Appendices E SUPPLEMENTARY ACCESSIBLITIY REQUIREMENTS
- (6) **Add** Appendices F RODENT PROOFING
- (7) **Delete** Appendices G FLOOD-RESISTANT CONSTRUCTION
- (8) **Delete** Appendices H SIGNS
- (9) **Delete** Appendices I PATIO COVERS
- (10) **Delete** Appendices J GRADING
- (11) **Add** Appendices K ADMINISTRATIVE PROVISIONS
- (12) **Delete** Appendices L EARTHQUAKE RECORDING INSTRUMENTATION
- (13) **Delete** Appendices M TSUNAMI-GENERATE FLOOD HAZARD

Sec. 3-42. INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND-TWO-FAMILY DWELLINGS (IRC)
Amended as follows.

The following sections of the International Residential Code For One-and-Two-Family-Dwellings Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION R102
APPLICABILITY

Add. R102.4.3 Other codes for reference. Where not already provided for in this code, requirements of any other International Code Council or National Fire Protection Association codes adopted by the Village of Ringwood may be utilized to determine or verify code compliance.

SECTION R104
DUTIES AND POWERS OF THE BUILDING OFFICIAL

R104.1 Authority. Amended as follows. The Building Official, hereinafter known as the "Building Official or their designee" is hereby authorized and directed to administer and enforce all of the provisions of this Code.

R104.6 Right of entry. Amended as follows. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the Building Official or their designee has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, or personal knowledge, the Building Official or their designee is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the Building Official or their designee shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, Building Official or their designee shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the structure or the premises and request entry. If entry is refused, the Building Official or their designee is authorized to petition any court of competent jurisdiction for the issuance of a search warrant authorizing the inspection of such building or the premises thereof for the purpose of making such inspections as shall be necessary to the enforcement of the provisions of this Ordinance.

Add. R104.6.1 Refusal of entry. If any owner, occupant or other person in charge of a structure subject to the provisions of this code refuses, impedes, inhibits, interferes with, restricts or obstructs entry and free access to any part of the structure or premises where inspection authorized by this code is sought, the Building Official may promptly apply for a search warrant to a court of competent jurisdiction and shall supply all necessary affidavits and testimony to indicate that there is reasonable or probable cause to conduct an inspection. For the purposes of this section, a reasonable or probable cause to gain access for an inspection shall include, without being limited to, the following:

1. That the inspection of the area is part of a planned routine inspection being conducted pursuant to a systematic or concentrated code enforcement programs in that portion of the village; or
2. That the Building Department after investigation or upon information received, has knowledge, information or a reasonable belief that a violation of this code or other codes and ordinances of the village exist; or
3. That such entry is for purpose of inspecting a previous notice of violation; or
4. That the Building Department has received a complaint concerning a violation on or within the premises; or
5. That such entry is necessary to determine if the building, structure, premises, dwelling or dwelling units meet the standards of this code and building, fire and health codes for the safety and welfare of the public.

Add. R104.6.2 Owner's right of entry. Every occupant of a building or portion thereof shall give the owner thereof, or his/her agent or employee, access to any part of such building, or its premises, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Ordinance or with any lawful rule or regulation adopted, or any lawful order-issued pursuant to the provisions of this Ordinance. Entry pursuant to this subsection shall be made only at reasonable times and after reasonable notice to the occupant unless an emergency requires immediate action.

Add. R104.12 Prefabricated Construction. Prefabricated construction is prohibited.

SECTION R105 PERMITS

Add. R105.5.1 Building Permit Term of Life. Building permit shall have a term of life of one year from the date of issuance. The Building Official is authorized to grant in writing one or more extensions of time for periods not to exceed more than 180 days each.

R105.2 Work exempt from permit. Amended as follows. 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:

1. One-story detached playhouses, dog houses and similar uses, provided the floor area is not greater than 64 square feet.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Swings and other playground equipment
4. Window awnings 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.

Add. R105.10 After the fact permits and building code compliance inspections. Any owner of property where work has been done without the required permit having been first obtained as required by Section R105.1, shall make an application to the Building Official or their designee and obtain the required permit after the fact. However, the property owner shall allow the Building Department to conduct a building code compliance inspection and obtain a building permit to correct any deficiencies noted during the building code compliance inspection. After the fact permits and building code compliance inspections shall be subject to payment of double the permit and inspection fees based on the Building Department Fee Ordinance.

SECTION R106 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Amended as follows. Construction documents for new single-family dwellings, two-family dwellings, townhouse dwellings, duplex dwellings, additions to dwelling units above the first floor, modifications which alter the roof of a dwelling unit of a substantial scope as determined by the Building Official or their designee, shall be sealed and signed by an Illinois licensed architect or structural engineer.

SECTION R108 FEES

R108.5 Refunds. Amended as follows. The Village Board of trustees shall authorize the refunding of fees on a cases by case basis.

SECTION R110 CERTIFICATE OF OCCUPANCY

R110.2 Change in use or occupancy. Amended as follows. Delete in its entirety and replace with: The use or occupancy of any building shall not be changed until a certificate of occupancy permitting the new use or occupancy is issued by the Building Official or their designee. No such certificate of occupancy shall be issued unless the building substantially complies with the requirements of this chapter.

R110.4 Temporary Occupancy. Amended as follows. Upon written request, the Building Official may issue a temporary certificate of occupancy for the use of any building or structure prior to the completion and occupancy of the entire building or structure and general development standards of such property, provided that such portion or portions shall be occupied safely prior to full completion of the structure or the general development standards of such property without endangering life or public welfare and upon the following conditions:

1. The owner or general contractor deposits sufficient funds reasonably calculated for the cost of full compliance with all the applicable ordinances or state law payable to the village in an escrow account established by the village; (1 ½ x cost of full compliance)
2. Said temporary certificate of occupancy may be revoked if conditions are not complied with as determined in writing by the code official.
3. Such temporary certificate of occupancy shall expire up to six (6) months from the date of issuance;
4. Temporary certificates of occupancy issued prior to the passage of this amendment to this section shall expire six (6) months from the passage date of this amendment and
5. No temporary certificate of occupancy shall be issued to an owner or general contractor if the owner, general contractor or any of the principal officers of the owner or general contractor owe any monetary obligation including, but not limited to fines and fees, to the village for any purpose.

The village shall return the above-referenced funds maintained in the escrow account to the owner or general contractor upon the following conditions:

1. Final certificate of occupancy was granted upon the expiration of the temporary certificate of occupancy;

2. Upon the final inspection, the building or structure and general development standards of such property are in full compliance with all applicable ordinances or state law;
3. No fine has been imposed against the owner or general contractor by a circuit court for violations of this division or other provisions of this Code including, code related to construction, erection, alteration or repair of the building or structure and land development of such property for which the temporary certificate was issued.

The above-referenced funds maintained in the escrow account shall be applied to any unpaid fees or monetary obligations owed to the village including, but not limited to fines against the owner or general contractor imposed by a circuit court for violations of this division or other provisions of this Code related to construction, erection, alteration, repair or occupancy of the building or structure or general development standards of such property for which the temporary certificate was issued.

SECTION R112 BOARD OF APPEALS

R112.1 General. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

R112.2 Limitations on authority. Delete in its entirety.

R112.3 Qualifications. Delete in its entirety.

SECTION R113 VIOLATIONS

R113.4 Violation Penalties. Amended as follows. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

SECTION R114 STOP WORK ORDER

R114.2 Unlawful Continuance. Amended as follows. 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. Each day that a violation continues shall be deemed a separate offense.

CHAPTER 2 DEFINITIONS

SECTION R202 DEFINITIONS

R202 ADDITIONAL DEFINITIONS. Amended as follows.

Add. BONFIRE. An outdoor fire utilized for ceremonial purposes, pleasure, cooking, warmth or similar purposes having a total fuel area no greater than three (3) feet in diameter and two (2) feet in height.

Add. CURB. A six (6") inch gas curb shall be installed between the attached garage and living space, or the garage floor shall be installed six (6") inches lower than the top of the foundation wall.

Add. GARAGE HEATING DUCTS. Warm air heat ducts, when installed, shall be a minimum of four (4) feet over the garage floor with a fusible link damper. Cold air returns are not permitted.

Add. HOMES, GROUP A. A residence offering permanent living arrangements for disabled individuals under the auspices of an association, corporation or other legal entity aside from residents, their parents or individual legal guardians. Group homes offer rehabilitative services for residents and strive to create a living environment which enables residents to develop their life skills to full capacity.

Add. HEATING UNITS LOCATED IN GARAGES. Installation of house heating unit or other fuel burning appliance in the garage is not permitted unless a wall having a fire resistance rating of not less than one hour is installed separating the space containing the home heating unit and the garage space.

Add. MAXIMUM AREA AND HEIGHT OF ACCESSORY STRUCTURES. Accessory structures, other than garages, shall be no more than 240 square feet in area per each acre of lot size (but not including a maximum of 1,000 square feet) and shall not exceed twelve feet in height at the peak of the roof. Overhead garage doors are prohibited on accessory structures.

Add. PAVED DRIVEWAY REQUIRED. A paved driveway shall be installed within one year of the date of the issuance of the garage building permit.

CHAPTER 3 BUILDING PLANNING

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Amended as follows.

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f
	Speed ^d (mph)	Topographic effects ^k	Special Wind Region ^l	Wind-borne debris zone ^m	
30psf	115	No	No	No	A

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP
Weathering ^a	Frost line depth ^b	Termite ^c					
Severe	42"	Moderate/Heavy	-4°F	YES	FIRM and SMO	2000	47.8°F

For SI: 1 pound per square foot = 0.0479kPa, 1 mile per hour = 0.447 m/s

- a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this Code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.
- c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *building official*.
- f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from section R301.2.2.1.
- g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction's* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of the flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with "YES". Otherwise, the *jurisdiction* shall fill in this part of the table with "NO".
- i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° F)."
- j. The *jurisdiction* shall fill in this part of the table with the means annual temperature from the National Climatic Data Center table "Air Freezing Index-USA Method (Base 32° F)."

- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with “YES”. Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.

SECTION R302 FIRE-RESISTANT CONSTRUCTION

R302.6 Dwelling-garage fire separation. Amended as follows. The garage shall be separated from the residence and its attic area by means of minimum 5/8 inch (16.51mm), Type X, Fire Code gypsum board or equal applied to the garage side. This application shall be continuous on all walls, ceilings and soffits when habitable space exists above the garage area.

SECTION R306 SANITATION

Add. R306.5 Sewer Depth. Building sewers that connect to a private sewage disposal system shall be not less than 42 inches below finished grade at the point of septic tank connection. Building sewers shall be not less than 42 inches below grade.

SECTION R309 GARAGES AND CARPORTS

R309.1 Floor Surface. Amended as follows. Garage and carports floor surfaces shall be a minimum of four (4”) inches of finished concrete over four (4”) inches of compacted gravel fill. That area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids towards the main vehicle entry doorway. The common wall of garage and living space, including stairwells, shall have a six (6”) inch concrete curb to protect separation wall from liquids.

R309.2 Carports. Amended as follows. Carports are prohibited. (ORD. 2005-11-1)

R309.5 Fire Sprinklers. Delete in its entirety.

Add. R309.6 Gas Curb. A concrete curb extending at least six inches (6”) above the garage floor and around all below grade openings shall be provided for attached garages.

Add. R309.7 Service Door. An exterior service door shall be installed, to be used for access/egress by a person, as an alternative to the main vehicle door, on all garages. This door shall be side hinged and be a minimum of 32 inches (813 mm) in clear width when the door is open 90m degrees.

Exception: Existing subdivisions with homeowner’s association covenant requirements that were adopted prior to the adoption of this code and prohibit such a door shall be exempt from this provision.

SECTION R311 MEANS OF EGRESS

R311.2 Egress door. Amended as follows. Not less than two egress doors shall be provided for each dwelling unit. Both egress doors should be separated in a manner (e.g. on opposite sides of

the dwelling) as to provide an alternative route for egress in the event that one of the doors becomes blocked by fire. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

Exception: A maximum of one of the required egress doors may be a sliding door.

Add. R311.7.1 Width. Stringer width shall not exceed 36 inches, outside to outside measurement without adding additional stringers.

R311.7.8 Handrails. Amended as follows. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers. (ORD. 2019-5-10)

Exception: Flights of four or more risers where the overall rise between levels does not exceed 30 inches (762 mm).

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313 Automatic Fire Sprinkler Systems. Delete in its entirety. Refer to R302.13 Fire protection of floors.

R313.1 Townhouse automatic fire sprinkler systems. Amended as follows. Townhouse automatic fire sprinkler systems. Installation of a residential automatic fire sprinkler system for townhomes is optional. Protection coverages may be amended or eliminated where approved by the Fire Official. (ORD. 2019-5-10)

R313.1.1 Design and installation. Delete in its entirety.

R313.2 One- and two-family dwellings automatic fire sprinkler system. Amended as follows. One- and two-family dwellings automatic fire systems. Installation of a residential automatic fire sprinkler system for one- and two-family dwellings is optional. Protection coverages may be amended or eliminated where approved by the Fire Official. (ORD. 2019-5-10)

R313.2.1 Design and installation. Delete in its entirety.

Add. SECTION R327

Add. R327 Downspout and sump pump discharges.

A. New Connections and New Construction. Except as set forth in subsection B of this section, the following requirements for new connections and new construction apply:

1. Downspouts.
 - a. All downspouts or roof drains shall discharge onto the ground or be connected to a storm sewer and must be channeled and directed away from the adjacent properties. No downspouts or roof drains shall be connected to the sanitary sewer.
 - b. A downspout or roof drain shall be terminated no more than ten feet from the building unless written approval is granted from the Village Engineer.

2. Footing Drains. Footing drains shall be connected to sump pumps and discharge shall be made into a storm sewer. No footing drains or drainage tile shall be connected to the sanitary sewer.
 3. Floor Drains. Floor drains in basements shall be connected to a sump pump and discharged to the sanitary sewer.
 4. Sump Pumps.
 - a. Sump pumps installed to receive and discharge groundwaters or other stormwaters shall be connected to the storm sewer. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewer. A sump pump shall be used for one function only, either the discharge of stormwaters or the discharge of sanitary sewage.
 - b. Sump pump discharges to the storm sewer system shall be a conduit of four-inch minimum diameter P.V.C. pipe, at a minimum slope of one percent, and a minimum depth from finished grade to the top of pipe of eighteen inches.
- B. Existing Stormwater Sump Pump Discharges. The discharge piping from existing sump pumps installed to receive and discharge groundwaters or other stormwaters shall be terminated no more than ten feet from the building unless written approval is granted by
- C. Unlawful Discharge. It is unlawful to cause or permit the discharge from any sump pump, grinder pump, downspout or roof drain to flow onto public streets, sidewalks or parkways or onto adjacent properties.

CHAPTER 4 FOUNDATIONS

SECTION R402 MATERIALS

R402.1 Wood foundations. Delete in its entirety.

R402.1.1 Fasteners. Delete in its entirety.

R402.1.2 Wood Treatment. Delete in its entirety.

R402.4 Masonry. Delete in its entirety.

SECTION R403 FOOTINGS

Add. R403.1.3.7 ACCESSORY STRUCTURE AND CONCRETE SLAB. Accessory structures other than garages shall be constructed on a concrete slab floor and secured to the ground by the use of pier pads in a manner approved by the Building Official. (ORD. 1996-7-3)

R403.2 Footings for wood foundations. Delete in its entirety.

**SECTION R404
FOUNDATIONS AND RETAINING WALLS**

R404.1.1 Design Required. Delete in its entirety.

R404.1.2 Design of Masonry foundation walls. Delete in its entirety.

R404.1.2.1 Masonry foundation walls. Delete in its entirety.

R404.1.4.1 Masonry foundation walls. Delete in its entirety.

R404.1.5.1 Masonry wall thickness. Delete in its entirety.

R404.1.8 Rubble stone masonry. Delete in its entirety.

R404.1.9 Isolated masonry piers. Delete in its entirety.

R404.1.9.1 Pier cap. Delete in its entirety.

R404.1.9.2 Masonry piers supporting floor girders. Delete in its entirety.

R404.1.9.3 Masonry piers supporting braced wall panels. Delete in its entirety.

R404.1.9.4 Seismic design of masonry piers. Delete in its entirety.

R404.1.9.5 Masonry piers and flood hazard areas. Delete in its entirety.

R404.2 Wood foundation walls. Delete in its entirety.

R404.2.1 Identification. Delete in its entirety.

R404.2.2 Stud Size. Delete in its entirety.

R404.2.3 Height of backfill. Delete in its entirety.

R404.2.4 Backfilling. Delete in its entirety.

R404.2.5 Drainage and dampproofing. Delete in its entirety.

R404.2.6 Fastening. Delete in its entirety.

**SECTION R405
FOUNDATION WATERPROOFING AND DAMPPROOFING**

R405.2 Wood foundations. Delete in its entirety.

R405.2.1 Base. Delete in its entirety.

R405.2.2 Vapor Retarder. Delete in its entirety.

R405.2.3 Drainage System. Delete in its entirety.

**SECTION R406
FOUNDATION WATERPROOFING AND DAMPPROOFING**

R406.3 Dampproofing for wood foundations. Delete in its entirety.

R406.3.1 Panel joints sealed. Delete in its entirety.

R406.3.2 Below grade moisture barrier. Delete in its entirety.

R406.3.3 Porous fill. Delete in its entirety.

R406.3.4 Backfill. Delete in its entirety.

**CHAPTER 11
ENERGY EFFICIENCY**

Chapter 11 Energy Efficiency. Delete in its entirety and replace with:

Add. N1101.1 Scope. Buildings shall be designed and constructed in accordance with the current edition of the Illinois Energy Conservation Code (IECC).

**CHAPTER 25
PLUMBING ADMINISTRATION**

PART VII – Plumbing.

Chapter 25 THROUGH 32. Delete in its entirety and replace with: Add. The provisions of the 2014 State of Illinois Plumbing Code as adopted separately by the Village of Ringwood shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment.

PART VIII – Electrical.

Chapter 24 THROUGH 43. Delete in its entirety and replace with: Add. The provisions of the National Electrical Code as adopted separately by the Village of Ringwood shall govern the installation of electrical systems, equipment and components indoors and outdoors that are within the scope of this code, including services, power, distribution systems, fixtures, appliances, devices and appurtenances.

INTERNATIONAL RESIDENTIAL CODE (IRC) Appendix adoption.

- | | | | |
|------|---------------|--------------|--|
| (1) | Delete | Appendices A | SIZING CAPACITIES OF GAS PIPING |
| (2) | Delete | Appendices B | SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS |
| (3) | Add | Appendices C | EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS |
| (4) | Delete | Appendices D | RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION |
| (5) | Delete | Appendices E | MANUFACTURED HOUSING USED AS DWELLINGS |
| (6) | Delete | Appendices F | PASSIVE RADON GAS CONTROLS |
| (7) | Delete | Appendices G | PIPING STANDARDS FOR VARIOUS APPLICATIONS |
| (8) | Delete | Appendices H | PATIO COVERS |
| (9) | Delete | Appendices I | PRIVATE SEWAGE DISPOSAL |
| (10) | Delete | Appendices J | EXISTING BUILDINGS AND STRUCTURES |
| (11) | Delete | Appendices K | SOUND TRANSMISSION |
| (12) | Delete | Appendices L | PERMIT FEES
APPENDIX L PERMIT FEES
Permit fees shall be in accordance to the Fee Ordinance as adopted by the Ringwood Village Council. |
| (13) | Add | Appendices M | HOME DAY CARE – R-3 OCCUPANCY |
| (14) | Delete | Appendices N | VENTING METHODS |
| (15) | Delete | Appendices O | AUTOMATIC VEHICULAR GATES |
| (16) | Delete | Appendices P | SIZING OF WATER PIPING SYSTEM |
| (17) | Delete | Appendices Q | RESERVED |
| (18) | Delete | Appendices R | LIGHT STRAW-CLAY CONSTRUCTION |
| (19) | Delete | Appendices S | STRAWBALE CONSTRUCTION |
| (20) | Delete | Appendices T | RECOMMENDED PROCEDURE FOR WORST-CASE TESTING OF ATMOSPHERIC VENTING SYSTEMS UNDER N1102.4 OR N1105 CONDITIONS ≤ 5ACH |
| (21) | Delete | Appendices U | SOLAR-READY PROVISIONS – DETACHED ONE- AND TWO-FAMILY DWELLINGS, MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) |

Sec. 3-43. INTERNATIONAL FIRE CODE (IFC) – Amended as follows.

The following sections of the International Fire Code, **2015** edition are hereby revised as follows;

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. Amended as follows. These regulations shall be known as the Fire Code of the Village of Ringwood hereinafter referred to as "this code".

SECTION 104 GENERAL AUTHORITY AND RESPONSIBILITIES

104.1 Building Official or their designee. Amended as follows. It shall be the duty and responsibility of the Building Official or their designee, to enforce the provisions of the Fire Code, as set forth herein. The aforesaid officials are herein referred to as the "fire code officials."

104.3 Right of entry. Amended as follows. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the Building Official or their designee has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, or personal knowledge, the Building Official or their designee is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the Building Official or their designee shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, Building Official or their designee shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the structure or the premises and request entry. If entry is refused, the Building Official or their designee is authorized to petition any court of competent jurisdiction for the issuance of a search warrant authorizing the inspection of such building or the premises thereof for the purpose of making such inspections as shall be necessary to the enforcement of the provisions of this Ordinance.

Add. 104.3.1 Refusal of entry. If any owner, occupant or other person in charge of a structure subject to the provisions of this code refuses, impedes, inhibits, interferes with, restricts or obstructs entry and free access to any part of the structure or premises where inspection authorized by this code is sought, the Building Official may promptly apply for a search warrant to a court of competent jurisdiction and shall supply all necessary affidavits and testimony to indicate that there is reasonable or probable cause to conduct an inspection. For the purposes of this section, a reasonable or probable cause to gain access for an inspection shall include, without being limited to, the following:

1. That the inspection of the area is part of a planned routine inspection being conducted pursuant to a systematic or concentrated code enforcement programs in that portion of the village; or

2. That the Building Department, after investigation or upon information received, has knowledge, information or a reasonable belief that a violation of this code or other codes and ordinances of the village exist; or
3. That such entry is for purpose of inspecting a previous notice of violation; or
4. That the Building Department, has received a complaint concerning a violation on or within the premises; or
5. That such entry is necessary to determine if the building, structure, premises, dwelling or dwelling units meet the standards of this code and building, fire and health codes for the safety and welfare of the public.

Add. 104.3.2 Owner's right of entry. Every occupant of a building or portion thereof shall give the owner thereof, or his/her agent or employee, access to any part of such building, or its premises, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Ordinance or with any lawful rule or regulation adopted, or any lawful order-issued pursuant to the provisions of this Ordinance. Entry pursuant to this subsection shall be made only at reasonable times and after reasonable notice to the occupant unless an emergency requires immediate action.

SECTION 105 PERMITS

105.6 Require operational permits. Amended as follows. The fire code official is authorized and may issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.46.

105.6.1 through 105.6.48. Delete in their entirety except for Sections 105.6.4 Carnival and fairs, 105.6.14 Explosives, 105.6.16 Flammable and combustible liquids, 105.6.27 LP-gas, 105.6.32 Open burning, 105.6.40 Pyrotechnic special effects material, 105.6.47 Temporary membrane structures and tents.

105.7 Required construction permits. Amended as follows. The fire code official is authorized to review and approve construction permits for work as set forth in Sections 105.7.1 through 105.7.13.

SECTION 109 VIOLATIONS

109.1 Board of appeals established. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

109.2 Limitations on authority. Delete in its entirety.

109.3 Qualifications. Delete in its entirety.

109.4 Violation penalties. Amended as follows. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine of not less than One Hundred dollars

(\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

SECTION 111 STOP WORK ORDER

111.4. Failure to comply. Amended as follows. 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 One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

CHAPTER 2 DEFINITIONS: Amended as follows.

202 ADDITIONAL DEFINITIONS

Add. BONFIRE. An outdoor fire utilized for ceremonial purposes, pleasure, cooking, warmth or similar purposes having a total fuel area no greater than three (3) feet in diameter and two (2) feet in height.

Add. OPENING BURNING. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudgepots and similar devices associated with safety or occupational uses typically considered open flames, *recreational fires* or use of portable outdoor fireplaces. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open. "Open burning" shall include any purposeful outdoor use of fire, whether controlled in a container or not. Open burning includes but is not limited to the following:

1. agricultural burns
2. firefighter training
3. habitat management burns
4. prairie or forest ecology management
5. landscape waste.

"Garbage" includes any food waste, any combustible which ever held food, any combustible which emits noxious or toxic fumes, plastic, rubber, or any non-combustible. (ORD. 1995-5-1)

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

Add. 307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any *open burning* unless conducted and *approved* in accordance with Sections 307.1.1 through 307.5. Fuel for open burning shall consist only of seasoned firewood and shall be ignited with a small quantity of paper. The fire shall not be utilized for waste disposal purposes. Burning of garbage shall not be conducted within the corporate limits of the Village of Ringwood at any time.

307.7.4.1 Bonfires. Amended as follows. A bonfire shall not be conducted within 50 feet (15 240

mm) of a structure or combustible material. Conditions that could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition.

307.4.3. Portable outdoor fireplaces. Amended as follows. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces used at detached single family dwellings.

SECTION 505 PREMISES IDENTIFICATION

Add. 505.3 Abandoned doors. Entry or exit doors that have been abandoned or no longer in service but not removed shall be identified from the interior and exterior by signage indicating "No Exit" or "No Entry". Operating hardware shall be removed in an approved manner.

SECTION 1008 MEANS OF EGRESS ILLUMINATION

1008.3.2 Buildings. Amended as follows. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior *exit access stairways* and *ramps*
2. Interior and *exterior exit stairways* and *ramps*.
3. Exit passageways.
4. Vestibules and areas on the *level of discharge* used for *exit discharge* in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the *exit discharge*.

SECTION 5704 STORAGE

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Amended as follows.

Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited where determined on a case by case basis where the Fire Official and/or Building Official for the governing fire district or the Village of Ringwood.

SECTION 5706 SPECIAL OPERATIONS

5706.2.4.4 Locations where above-ground tanks are prohibited. Amended as follows. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited where determined on a case by case basis where the Fire Official and/or Building Official for the governing fire district or the Village of Ringwood.

SECTION 5806 FLAMMABLE CRYOGENIC FLUIDS

5806.2 Limitations. Amended as follows. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited where determined on a case by case basis where the Fire Official and/or Building Official for the governing fire district or the Village of Ringwood.

SECTION 6104
LOCATION OF LP-GAS CONTAINERS

6104.2 Maximum capacity within established limits. Amended as follows. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) where determined on a case by case basis where the Fire Official and/or Building Official for the governing fire district or the Village of Ringwood.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

Sec. 3-44. INTERNATIONAL PLUMBING CODE. Amended as follows.

The following sections of the International Plumbing Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 101
GENERAL**

101.2 Scope. Amended as follows. The provisions of the *International Plumbing Code* shall apply only to **Chapter 11, Storm Drainage, and Section 403.3.2** Prohibited toilet room location. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.

**SECTION 109
MEANS OF APPEAL**

109.1 Application for appeal. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

109.2 Membership of Board. Delete in its entirety.

109.2.1 Qualifications. Delete in its entirety.

109.2.2 Alternate members. Delete in its entirety.

109.2.3 Chairman. Delete in its entirety.

109.2.4 Disqualification of member. Delete in its entirety.

109.2.5 Secretary. Delete in its entirety.

109.2.6 Compensation of members. Delete in its entirety.

109.3 Notice of meeting. Delete in its entirety.

109.4 Open hearing. Delete in its entirety.

109.4.1 Procedure. Delete in its entirety.

109.5 Postponed hearing. Delete in its entirety.

109.6 Board decision. Delete in its entirety.

109.6.1 Resolution. Delete in its entirety.

109.6.2 Administration. Delete in its entirety.

109.7 Court review. Delete in its entirety.

Sec. 3-45. INTERNATIONAL MECHANICAL CODE. Amended as follows.

The following sections of the International Mechanical Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION 106 PERMITS

106.5.3 Fee Refunds. Amended as follows. The Village Board of trustees shall authorize the refunding of fees on a cases by case basis.

SECTION 108 VIOLATIONS

108.4 Violation Penalties. Amended as follows. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this code, shall be liable and shall pay a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

108.5 Stop Work orders. Amended as follows. Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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, shall be liable for a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

SECTION 109 MEANS OF APPEAL

109.1 Application for appeal. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance

with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

- 109.1.1 Limitations on authority. Delete in its entirety.**
- 109.2 Membership of Board. Delete in its entirety.**
 - 109.2.1 Qualifications. Delete in its entirety.**
 - 109.2.2 Alternate members. Delete in its entirety.**
 - 109.2.3 Chairman. Delete in its entirety.**
 - 109.2.4 Disqualification of member. Delete in its entirety.**
 - 109.2.5 Secretary. Delete in its entirety.**
 - 109.2.6 Compensation of members. Delete in its entirety.**
- 109.3 Notice of meeting. Delete in its entirety.**
- 109.4 Open hearing. Delete in its entirety.**
 - 109.4.1 Procedure. Delete in its entirety.**
- 109.5 Postponed hearing. Delete in its entirety.**
- 109.6 Board decision. Delete in its entirety.**
 - 109.6.1 Resolution. Delete in its entirety.**
 - 109.6.2. Administration. Delete in its entirety.**
- 109.7 Court review. Delete in its entirety.**

CHAPTER 6 DUCT SYSTEMS

SECTION 603 DUCT CONSTRUCTION AND INSTALLATION

603.6.1.1 Duct length. Amended as follows. Flexible air ducts shall be limited in length to 8 feet overall from the termination point and contain no more than to be the equivalent of one 90 degree turn with no offset greater than 45 degrees. All flexible air ducts shall be of the insulated type. Flexible ducts shall only be used for branches.

CHAPTER 8 CHIMNEYS AND VENTS

SECTION 801 GENERAL

Add. 801.2.2 Fuel burning appliances. PVC vent piping for a fuel burning appliance that is located in a concealed space shall be marked/labeled every 36 inches so as to distinguish it from plumbing or other piping.

801.18 Existing Chimneys and Vents. Amended as follows. This shall apply to one and two-family dwellings also.

CHAPTER 9 SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT

SECTION 918 FORCED-AIR WARM-AIR FURNACES

Add. 918.7 Furnace cement or welding. The use of furnace cement or welding for the repair of furnace heat exchangers is prohibited.

SECTION M1507 (IRC) Mechanical Ventilation

The following sections of the International Residential Code 2015, Part V Mechanical, are hereby revised as follows:

Add. M1401.6 Furnace Repair. The use of furnace cement or welding for the repair of a furnace heat exchanger is prohibited.

Add. M1506.4 Bath Fan Venting: All bath fans in concealed locations to be vented with hard pipe.

Add. M1507.4 Bath Fan Venting. All bath fans in concealed locations to be vented with hard pipe.

Add. M1601.7 Garage Heating ducts. Warm air heat ducts, when installed, shall be a minimum of four (4) feet over the garage floor with a fusible link damper. Cold air returns are not permitted. Installation of house heating unit or other fuel burning appliance in the garage is not permitted unless a wall having a fire resistance rating of not less than one hour is installed separating the space containing the home heating unit and the garage space.

M1602.2 Return air openings. Amended as follows. Return air openings for HVAC systems for all dwelling units, including manufactured and modular homes shall comply with all of the following:

Sec. 3-46. INTERNATIONAL FUEL GAS CODE (IFGC). Amended as follows.

The following sections of the International Fuel Gas Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 106 (IFGC)
PERMITS**

106.6.3 Fee Refunds. Amended as follows. The Village Board of trustees shall authorize the refunding of fees on a cases by case basis.

**SECTION 108 (IFGC)
VIOLATIONS**

108.4 Violation Penalties. Amended as follows. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

108.5 Stop Work orders. Amended as follows. Upon notice from the code official that work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's authorized agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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, shall be liable for a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense.

**SECTION 109 (IFGC)
MEANS OF APPEAL**

109.1 Application for appeal. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the

Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

109.2 Membership of Board. Delete in its entirety.

109.2.1 Qualifications. Delete in its entirety.

109.2.2 Alternate members. Delete in its entirety.

109.2.3 Chairman. Delete in its entirety.

109.2.4 Disqualification of member. Delete in its entirety.

109.2.5 Secretary. Delete in its entirety.

109.2.6 Compensation of members. Delete in its entirety.

109.3 Notice of meeting. Delete in its entirety.

109.4 Open hearing. Delete in its entirety.

109.4.1 Procedure. Delete in its entirety.

109.5 Postponed hearing. Delete in its entirety.

109.6 Board decision. Delete in its entirety.

109.6.1 Resolution. Delete in its entirety.

109.6.2. Administration. Delete in its entirety.

109.7 Court review. Delete in its entirety.

**CHAPTER 4
GAS PIPING INSTALLATIONS**

**SECTION 404 (IFGC)
PIPING SYSTEM INSTALLATION**

Add. 404.2.1 Corrugated stainless steel tubing. Corrugated stainless steel tubing (CSST) shall not be installed outdoors.

Add. 404.3.1 Corrugated stainless steel tubing. Corrugated stainless steel tubing (CSST) shall not be used underground.

CHAPTER 5 CHIMNEYS AND VENTS

SECTION 503 (IFGS) VENTING OF APPLIANCES

503.4.1 Plastic piping. Amended as follows. Vent piping.

Vinyl flexible vent piping shall not be used in the following applications:

- (a) In clothes dryers as a transitional exhaust duct hook-up.
- (b) As part of an exhaust system discharge where any or all of the following exhaust conditions occur: addition of heat or cooling, moisture, debris, or where a combination of any of the aforementioned is present in the exhausting air.

503.5.5 Size of Chimney. Amended as follows.

- (4) Chimney venting systems using natural draft shall be sized in accordance with approved engineering methods.

Sec. 3-47. INTERNATIONAL SWIMMING POOL AND SPA CODE. Amended as follows.

The following sections of the International Swimming Pool and Spa Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 105 (IFGC)
APPROVAL**

Add. 105.2.1 Above ground swimming pools are prohibited. Above-ground pools are not permitted on any premises in the Village located in the following zoning districts: R-1, R-2, R-3, RR-1, RR-2, E-1, E-2, and also in the B-1, B-2, B-3, or I-1 and I-2 Business and Industrial Districts. (ORD. 08-10-2)

Exception:

1. In-ground pools
2. Spas which are self-contained.

105.6.3 Fee Refunds. Amended as follows. The Village Board of trustees shall authorize the refunding of fees on a cases by case basis.

**SECTION 1057 (IFGC)
INSPECTIONS AND TESTING**

107.4 Violation Penalties. Amended as follows. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

107.5 Stop Work orders. Amended as follows. Upon notice from the Building Official that work on any system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's authorized agent, or the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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, shall be liable for a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

SECTION 108 (IFGC) VIOLATIONS

108.1 Application for appeal. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

108.2 Membership of Board. Delete in its entirety.

108.2.1 Qualifications. Delete in its entirety.

108.2.2 Alternate members. Delete in its entirety.

108.2.3 Chairman. Delete in its entirety.

108.2.4 Disqualification of member. Delete in its entirety.

108.2.5 Secretary. Delete in its entirety.

108.2.6 Compensation of members. Delete in its entirety.

108.3 Notice of meeting. Delete in its entirety.

108.4 Open hearing. Delete in its entirety.

108.4.1 Procedure. Delete in its entirety.

108.5 Postponed hearing. Delete in its entirety.

108.6 Board decision. Delete in its entirety.

108.6.1 Resolution. Delete in its entirety.

108.6.2. Administration. Delete in its entirety.

108.7 Court review. Delete in its entirety.

CHAPTER 2 DEFINITIONS

SECTION 202 GENERAL DEFINITIONS Amended as follows.

ADDITIONAL DEFINITIONS

Add. ABOVE GROUND SWIMMING POOL: A structure or container designed or intended to be used outdoors, at or above ground level, for swimming, bathing. Wading or other recreational activities, and capable of holding water to a depth of more than 12 inches. (ORD. 08-10-2)

Sec. 3-48. INTERNATIONAL EXISTING BUILDING CODE (IEBC). Amended as follows.

The following sections of the International Existing Building Code, 2015 edition, are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Ringwood".

In all Chapters and Sections where "Code Official" is written, insert "Building Official or their designee".

In all Chapters and Sections where "Department of Building Safety" is written, insert "Building Department".

Add. R102.4.3 Other codes for reference. Where not already provided for in this code, requirements of any other International Code Council or National Fire Protection Association codes adopted by the Village of Ringwood may be utilized to determine or verify code compliance. Fire sprinkler and fire alarm exceptions of the adopted Building Code and Residential Code of the Village of Ringwood shall be referenced and take precedence where applicable.

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 105
PERMITS**

105.2 Work exempt from permit. Amended as follows. Exemptions from permit requirements of this code shall be referenced within the adopted Building Code and Residential Code of the Village of Ringwood.

**SECTION 108
FEES**

108.6 Fee Refunds. Amended as follows. The Village Board of trustees shall authorize the refunding of fees on a case by case basis.

**SECTION 112
BOARD OF APPEALS**

112.1 General. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

112.2. Limitations on authority. Delete in its entirety.

112.3 Qualifications. Delete in its entirety.

SECTION 113 VIOLATIONS

113.4 Violation Penalties. Amended as follows. Any person violates a provision of this code or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this shall be liable and shall pay a fine not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

SECTION 114 STOP WORK ORDER

114.3 Unlawful Continuance. Amended as follows. 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. Each day that a violation continues shall be deemed a separate offense.

1401.2 Applicability. Amended as follows. Structures existing prior to June 19, 1995 in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of Chapters 5 through 13. The provisions of sections 1401.2.1 and 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

Sec. 3-49. INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC). Amended as follows.

The following Sections of the International Property Maintenance Code, 2015 edition are hereby revised as follows:

**Chapter 1
SCOPE AND ADMINISTRATION**

Part 1 – Scope and Application

**SECTION 101
GENERAL**

101.1 Title. Amended as follows. These regulations shall be known as the *International Property Maintenance Code* of the Village of Ringwood, Illinois, hereafter referred to as “this Code”.

101.2 Scope. Amended as follows. WHEREAS, the corporate authorities of the Village of Ringwood, an Illinois home rule municipal corporation, (hereinafter "Village") are concerned about the blighted and deteriorated condition of certain properties located within the corporate limits of the Village; and WHEREAS, the corporate authorities of the Village believe that it is in the best interest of the residents of the Village and in furtherance of the public health, safety and welfare of the residents of the Village to address the blighted conditions of certain real estate located within the corporate limits of the Village. The provisions of this Code shall apply to all existing residential and non-residential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of sanitary maintenance; the responsibility of owners, an owner’s authorized agent, operators and occupants; the occupancy of existing structures and premises, and for the administration, enforcement and penalties.

101.3 Intent. Amended as follows. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare, and to prevent and control blight insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. The intent of this Ordinance is not to regulate, alter or in any way affect the lifestyle, personal habits, or domestic patterns of such owners, operators and occupants in a manner unrelated to the public health, safety and welfare.

101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

**SECTION 102
APPLICABILITY**

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or

repaired shall be maintained in good working order. No owner, owner's authorized agent, operator or occupant shall cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or disconnected for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures and premises.

Add. 102.2.2 Facilities, utilities and equipment. Including but not limited to chimneys, heating and ventilating equipment and facilities, which are part of or used in or on a building and the premises on which such building is located shall be maintained in good repair and working order so that they function safely and effectively without threat to health and safety.

102.3 Application of other codes. Amended as follows. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Illinois State Plumbing Code, Illinois Accessibility Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Village of Ringwood Zoning Code.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

102.5 Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as Historic buildings where such buildings or structures are judged by the Building Official or their designee to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.8 Requirements not covered by this code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety,

health and general welfare, not specifically covered by this code, shall be determined by the Building Official or their designee.

102.9 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to reference such chapter, section or provisions of this code.

102.10 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION 103

DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

103.1 General. Amended as follows. The division of code enforcement/property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the Building Official or their designee or his/her designee.

103.2 Appointment. Delete in its entirety.

103.3 Deputies. Delete in its entirety.

103.4 Liability. Amended as follows. The Building Official or their designee, or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of and act or by reason of an act or omission in the discharge of official duties.

103.4.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or their designee or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule: ARTICLE III: Master Fee Schedule.

SECTION 104

DUTIES AND POWERS OF THE BUILDING OFFICIAL OR THEIR DESIGNEE

104.2 Inspections. Amended as follows. The Building Official shall make all of the required inspections or shall accept reports of inspection by an accepted agencies or individuals, or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such accepted agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority. Inspections pursuant to this Code shall be conducted based upon complaint, invitation of a tenant or property owner, or based upon the

observation of a village employee from public property, private property open generally to the public or while invited on private property, unless the Code specifically provides otherwise.

1. Interior inspections: Inspections of interior areas of private property shall be authorized where:

- a. Required by applicable village code (e.g. in connection with building renovation or construction); or
- b. Initiated by complaint received from an occupant or user of a private structure; or
- c. Authorized in dealing with a Chronic Disorderly House (as defined in Chapter 2); or
- d. Authorized by the owner or manager of a given structure; or
- e. Village personnel are invited into a building or structure voluntarily and observe code violations or other violations of village ordinances or applicable law; or
- f. Otherwise authorized by law.

2. Inspection Protocol: It shall be the policy of the village to conduct “sidewalk inspections”, or inspections of the exterior and visible exterior common areas of all residential properties within the village, including rental and owner – occupied properties, for the purpose of discovering and correcting dangerous or unsafe conditions and other property code or property maintenance issues. Such inspections shall be conducted on a regular basis, based upon available village staffing and resources. Properties may be subject to re-inspection on a more or less frequent basis based upon any observed violations, complaints received by the village relative to any property, conditions observed during the provisions of normal village services, based upon conditions otherwise observed by or brought to the attention of the Building Official.

104.3 Right of entry. Amended as follows. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the Building Official or their designee has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, or personal knowledge, the Building Official or their designee is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the Building Official or their designee shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, Building Official or their designee shall first make a reasonable effort to locate the owner, the owner’s authorized agent or other person having charge or control of the structure or the premises and request entry. If entry is refused, the Building Official or their designee is authorized to petition any court of competent jurisdiction for the issuance of a search warrant authorizing the inspection of such building or the premises thereof for the purpose of making such inspections as shall be necessary to the enforcement of the provisions of this Ordinance.

Add. 104.3.1 Refusal of entry. If any owner, occupant or other person in charge of a structure subject to the provisions of this code refuses, impedes, inhibits, interferes with, restricts or obstructs entry and free access to any part of the structure or premises where inspection authorized by this code is sought, the Building Official may promptly apply for a search warrant to a court of competent jurisdiction and shall supply all necessary affidavits and testimony to indicate that there is reasonable or probable cause to conduct an inspection. For the purposes of this section, a reasonable or probable cause to gain access for an inspection shall include, without being limited to, the following:

6. That the inspection of the area is part of a planned routine inspection being conducted pursuant to a systematic or concentrated code enforcement programs in that portion of the village; or
7. That the Building Department, after investigation or upon information received, has knowledge, information or a reasonable belief that a violation of this code or other codes and ordinances of the village exist; or
8. That such entry is for purpose of inspecting a previous notice of violation; or

9. That the Building Department has received a complaint concerning a violation on or within the premises; or
10. That such entry is necessary to determine if the building, structure, premises, dwelling or dwelling units meet the standards of this code and building, fire and health codes for the safety and welfare of the public.

Add. 104.3.2 Owner's right of entry. Every occupant of a building or portion thereof shall give the owner thereof, or his/her agent or employee, access to any part of such building, or its premises, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Ordinance or with any lawful rule or regulation adopted, or any lawful order-issued pursuant to the provisions of this Ordinance. Entry pursuant to this subsection shall be made only at reasonable times and after reasonable notice to the occupant unless an emergency requires immediate action.

104.4 Identification. Amended as follows. The Building Official or their designee shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.5 Notices and orders. Amended as follows. The Building Official or their designee shall issue all necessary notices or orders to ensure compliance with this code.

104.6 Department records. Amended as follows. The Building Official or their designee shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

SECTION 105 APPROVAL

105.1 Modification. Amended as follows. Whenever there are practical difficulties involved in carrying out the provisions of this code, the Building Official or their designee shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided the Building Official or their designee shall first find that special individual reason makes the strict letter of the code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

105.2 Alternative materials, methods and equipment. Amended as follows. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the Building Official or their designee finds that the proposed design is satisfactory and complies with the intent or the provisions of this code, and the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official or their designee shall respond in writing, stating the alternative was not approved.

105.3 Required testing. Amended as follows. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material does not conform to the

requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official or their designee shall have the authority to require tests to be made as evidence of compliance at no expense to the Village.

105.3.1 Test methods. Amended as follows. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official or their designee shall be permitted to approve appropriate testing procedures performed by an approved agency.

105.3.2 Test reports. Amended as follows. Reports of tests shall be retained by the Building Official or their designee for the period required for retention of public records.

105.4 Used materials and equipment. Amended as follows. The use of used materials that meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the Building Official or their designee.

105.5 Approved materials and equipment. Amended as follows. Materials, equipment and devices approved by the Building Official or their designee shall be constructed and installed in accordance with such approval.

105.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

SECTION 106 VIOLATIONS

106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation. Amended as follows. The Building Official or their designee shall serve a notice of violation or order in accordance with Section 107.

106.3 Prosecution of violation. Amended as follows. Any person failing to comply with notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the Building Official or their designee, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Building Official or their designee shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be alien upon such real estate.

106.4 Violation penalties. Amended as follows. Any person, who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense

106.5 Abatement of violation. Amended as follows. The imposition of the penalties herein prescribed shall not preclude the Village Attorney or designee from instituting appropriate action to retrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises.

106.6 Additional enforcement. Amended as follows. The Village may also bring suit for injunctive relief in the Circuit Court against any person violating any provisions of this code, and by such suit may seek a Court Order enjoining violation of, and/or requiring compliance with, any provision herein. Nothing in this Article shall be construed as limiting the Village from any of the remedies available to it to enforce the provisions of this Article.

SECTION 107 NOTICES AND ORDERS

107.1 Notices to person responsible. Amended as follows. Whenever the Building Official or their designee determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

107.2 Forms. Amended as follows. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

- 1) Be in writing.
- 2) Include a description of the real estate sufficient for identification.
- 3) Include a statement of the violation or violations and why the notice is being issued.
- 4) Include a correction order allowing a reasonable time, which shall be no less than five
- 5) consecutive days, nor more than three hundred sixty-five (365) days, to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
- 6) Inform the property owner or owner's authorized agent of the right to appeal.
- 7) Include a statement of the right to file a lien in accordance with Section 106.3

107.3 Method of service. Amended as follows. Such notice shall be deemed to be properly served if a copy thereof is:

- 1) Delivered personally;
- 2) Sent by certified or first-class mail addressed to the last known address; or
- 3) If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

107.4 Unauthorized tampering. Amended as follows. Signs, tags or seals posted or affixed by the Building Official or their designee shall not be mutilated, destroyed or tampered with, or removed without authorization from the Building Official or their designee.

107.5 Penalties. Penalties for noncompliance with orders and notices shall be set forth in Section 106.4.

107.6 Transfer of ownership. Amended as follows. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Building Official or their designee and shall furnish to the Building Official or their designee a signed and notarized statement from the grantee, transferee, mortgagee or lease, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation in a reasonably agreed time period between the new owner or owner's authorized agent and the Building Official or their designee.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. Amended as follows. When a structure or equipment is found by the Building Official or their designee to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

108.1.3 Structure unfit for human occupancy. Amended as follows. A structure is unfit for human *occupancy* whenever the Building Official or their designee finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public. Whenever any building or portion thereof is designated as unfit for human use or the use intended, the Building Official or their designee shall carry out such designation in compliance with the following procedures:

Add. 108.1.3.1 Notice and placarding. The Building Official or their designee shall serve notice of such designation of the building or portion thereof upon the owner, operator and occupant thereof. Service shall be in person, or by certified mail, return receipt requested, and by posting of a placard at each entrance of the so designated building. Where the identity or whereabouts of the owner or lien holder cannot be ascertained, notice mailed to the person or persons in whose name the premises were last assessed shall be sufficient notice.

Add. 108.1.3.2 Contents. The notices and placards required by subsection A hereof shall state that the affected building or portion thereof is by such notice or placard declared to be unfit for human use, or the use intended, in accordance with the provisions of this Ordinance; shall state the specific uncorrected violations of this Ordinance leading to such designation; and shall order the affected building or portion thereof to be vacated within a specific reasonable period of time as determined by the Building Official or their designee. Such time may be immediate, where conditions exist presenting immediate hazards to human life, health or safety. Such notices and placards shall further state the right of any aggrieved

person to file an appeal pursuant to this Ordinance within fifteen (15) days of the date of the receipt of such notice.

Add. 108.1.3.3 Vacation required. Any building or portion thereof designated as unfit for human use or the use intended shall be vacated within the time specified by the Building Official or their designee.

Add. 108.1.3.4 Conditions for resumption of human use or the use intended. No building or portion thereof which has been designated as unfit for human use or the use intended in accordance with this Section shall again be used for human use or the use intended until written approval is secured from the Village, and the placard so designating it is removed by the Building Official or their designee, who shall remove such placard only when the defects upon which the designation was based have been eliminated, and after the building or portion thereof has been inspected and found to comply in all respects with the requirements of this Ordinance; or unless the removal of the placard is so ordered by the Village.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises and a public nuisance. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:

- 1) Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
- 2) The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- 3) Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
- 4) Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- 5) The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
- 6) The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
- 7) The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- 8) Any building or structure has been constructed, exists or is maintained in

violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

- 9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the Building Official or their designee to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- 10) Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the Building Official or their designee to be a threat to life or health.
- 11) Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Add. 108.1.6 Procedures for declaring dangerous and public nuisance. Whenever any building or any portion thereof is designated as dangerous and a public nuisance under the provisions of this Ordinance, the Building Official or their designee shall carry out such designation in compliance with the following procedures:

Add. 108.1.6.1 Notice and placarding. The Building Official or their designee shall serve notice of such designation or portion thereof upon the owner, operator, occupant and lien holders of record. Service shall be in person or by certified mail, return receipt requested, and by posting a placard at each entrance of the affected building. Where the identity or whereabouts of the owner or lienholder cannot be ascertained, notice mailed to the person or persons in whose name the premises were last assessed shall be sufficient notice.

Add. 108.1.6.2 Contents. The notices and placards required by subsection A hereof shall state that the affected building, or portion thereof, is by such notice or placard declared to be dangerous and a public nuisance in accordance with the provisions of this Ordinance; shall state the specific alleged violations of this Ordinance deemed sufficient to justify such designation; and shall further state that such designation may result in an order for demolition. Such notice shall require the party to appear before the Circuit Court of McHenry County, Illinois, at a hearing to be held at a specified place and time, not less than ten (10) days following the date of the notice, to show cause why the designated building, or portion thereof, should not be vacated and repaired or demolished in accordance with the provisions of this Ordinance.

Add. 108.1.6.3 Defacing or removing placard. No person shall deface or remove the placard required by subsection **108.1.6.1** hereof from any building, or portion thereof, which has been designated as dangerous and a public nuisance, except as provided in this Ordinance.

Add. 108.1.6.4 Hearings and findings. At the appointed time and place, the Circuit Court of McHenry County, Illinois, shall hear such testimony as the interested parties shall offer relative to the designated building, or portion thereof, and shall, based on such testimony and investigation, make written findings of fact as to whether the building is properly designated as dangerous and a public nuisance.

Add. 108.1.7 Effect of designation building as dangerous and a public nuisance:

Add. 108.1.7.1 Order. Upon a finding pursuant to this Ordinance that the building, or portion thereof, has been properly designated as dangerous and a public nuisance, the Village Attorney or their

designated agent shall issue an order to the owner, operator, occupant and lien holders of record, commanding the owner to vacate and repair or demolish the building, or portion thereof; authorizing any lienholder of record to demolish such building, or portion thereof, at their own risk to prevent the attachment of a Village lien, as provided in subsection **108.1.6.4** hereof; and shall direct any person so notified to vacate or repair such building, or part thereof.

Add. 108.1.7.2 Petition to circuit court. Unless the designated building, or portion thereof, shall have been vacated and the repair or demolition thereof commenced within fifteen (15) days of the issuance of an order pursuant to subsection **108.1.6.1** hereof, the Village Attorney may petition the Circuit Court of McHenry County, Illinois, for an order requiring such vacation and authorizing such demolition or repair.

Add. 108.1.7.3 Repair or demolition by Village. Upon receipt of an order of court authorizing such action, the Village Attorney shall cause the designated building, or portion thereof, to be repaired or demolished, as the facts may warrant, by the Village. Provided, however, that where the Village Attorney finds it to be in the best interest of the Village and its residents, the Village Attorney shall notify the Village Board of Trustees and request them to take all actions necessary to compel repair or demolition by the owner, including the application for an injunction.

Add. 108.1.7.4 Lien for repairs or demolition. The costs of any vacation, repair or demolition undertaken pursuant to this Ordinance by the Village, or any lienholder of record, shall be recoverable from the owner of the premises and shall be a lien upon such premises.

Add. 108.1.7.5 Conditions for resumption of use. No building, or portion thereof, which has been designated as dangerous and a public nuisance in accordance with this Ordinance shall again be used for any purpose until and unless written approval is secured from the Mayor, and the placard so designating it is removed by the Building Official or their designee, who shall remove such placard only when the defects upon which the designation was based have been eliminated, and after the building, or portion thereof, has been inspected and found to comply in all respects with the requirements of this Ordinance; or unless the removal of the placard is so ordered by the Village Board of Trustees.

108.2 Closing of vacant structures. Amended as follows. If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the Building Official or their designee is authorized to post a placard of condemnation on the *premises* and order the structure closed up so as not to be an attractive nuisance. Upon failure of the *owner* or owner's authorized agent to close up the *premises* within the time specified in the order, the Building Official or their designee shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

108.2.1 Authority to disconnect service utilities. Amended as follows. The Building Official or their designee shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The Building Official or their designee shall notify the serving utility and, whenever possible, the *owner* or owner's authorized agent and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner*, owner's authorized agent or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

108.3 Notice. Amended as follows. Whenever the Building Official or their designee has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner*, owner's authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Amended as follows. Upon failure of the *owner*, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the Building Official or their designee shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

108.4.1 Placard removal. Amended as follows. The Building Official or their designee shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Chief Building Official shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Amended as follows. Any occupied structure condemned and placarded by the Building Official or their designee shall be vacated as ordered by the Building Official or their designee. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner*, owner's authorized agent or person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Abatement methods. Amended as follows. The *owner*, owner's authorized agent, *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the Building Official or their designee shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

108.7 Record. Amended as follows. The Building Official or their designee shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

SECTION 109 EMERGENCY MEASURES

109.1 Imminent danger. Amended as follows. When, in the opinion of the Building Official or their designee, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official or their designee is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The Building Official or their designee shall cause to be posted at each entrance to such structure a notice reading as follows: "This *Structure* Is Unsafe and Its *Occupancy* Has Been Prohibited by the Building Official or their designee." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Amended as follows. Notwithstanding other provisions of this code, whenever, in the opinion of the Building Official or their designee, there is *imminent danger* due to an unsafe condition, the Building Official or their designee shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Building Official or their designee deems necessary to meet such emergency.

109.3 Closing streets.. Amended as follows. When necessary for public safety, the Building Official or their designee shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

109.4 Emergency repairs. Amended as follows. For the purposes of this section, the Building Official or their designee shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs. Amended as follows. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The Village Attorney shall institute appropriate action against the *owner* of the *premises* or owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

SECTION 110 DEMOLITION

110.1 General. Amended as follows. The Building Official or their designee shall order the *owner* or owner's authorized agent of any *premises* upon which is located any structure, which in the Building Official or their designee's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the Building Official or their designee shall order the *owner* or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the Building Official or their designee.

110.2 Notices and orders. Notices and orders shall comply with Section 107.

110.3 Failure to comply. Amended as follows. If the *owner* of a *premises* or owner's authorized agent fails to comply with a demolition order within the time prescribed, the Building Official or their designee shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

110.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 111 MEANS OF APPEAL

111.1 Application for appeal. Amended as follows. Any person aggrieved by any decision of the Building Official or their designee relative to the application and interpretation of this code, the Village Board of Trustees shall be the Board of Appeals. Said Board may affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board. The Building Official or their designee shall be an ex-officio member of such board, but shall have no vote on any matter before the board.

111.2 Membership of board. Delete in its entirety.

111.2.1 Alternate Members. Delete in its entirety.

111.2.2 Chairman. Delete in its entirety.

111.2.3 Disqualification of member. Delete in its entirety.

111.2.4 Secretary. Delete in its entirety.

111.2.5 Compensation of Members. Delete in its entirety.

111.3 Notice of Meeting. Delete in its entirety.

111.4 Open Hearings. Delete in its entirety.

111.4.1 Procedure. Delete in its entirety.

111.5 Postponed Hearings. Delete in its entirety.

111.6 Board Decisions. Delete in its entirety.

111.6.1 Records and Copies. Delete in its entirety.

111.6.2 Administration. Delete in its entirety.

111.7 Compensation of Members. Delete in its entirety.

111.8 Compensation of Members. Delete in its entirety.

SECTION 112 STOP WORK ORDER

112.1 Authority. Amended as follows. Whenever the Building Official or their designee finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the Building Official or their designee is authorized to issue a stop work order.

112.2 Issuance. Amended as follows. A stop work order shall be in writing and shall be given to the *owner* of the property, to the *owner's* authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

112.3 Emergencies. Amended as follows. Where an emergency exists, the Building Official or their designee shall not be required to give a written notice prior to stopping the work.

112.4 Failure to comply. Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Building Official or their designee, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine of not less than One Hundred dollars (\$100.00) nor more than Seven Hundred Fifty dollars (\$750.00) per day of continuance of the violation. Each day that a violation continues shall be deemed a separate offense**CHAPTER 2**

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this

code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, **Illinois State Plumbing Code**, *International Residential Code*, *International Zoning Code*, **Illinois Accessibility Code** or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words “*dwelling unit*,” “*dwelling*,” “*premises*,” “*building*,” “*rooming house*,” “*rooming unit*,” “*housekeeping unit*” or “*story*” are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”

SECTION 202

GENERAL DEFINITIONS. Amended as follows.

202 ADDITIONAL DEFINITIONS

ACCESSORY BUILDING or STRUCTURES: Amended as follows. A detached building or structure in a secondary capacity from the main or principal building or structure on the same premises. Accessory structures, other than garages, shall be no more than 250 square feet in area per each acre of lot size (but not including a maximum of 1,000 square feet) and shall not exceed twelve feet in height at the peak of the roof. Overhead garage doors are prohibited on accessory structures.

ANCHORED: Secured in a manner that provides positive connection.

Add. APARTMENT: A dwelling unit having a bathroom, kitchen facilities, and sleeping area.

Add. APPROPRIATE AUTHORITY: The person or persons within the Village who is charged with the administration of the appropriate code or ordinance.

APPROVED: Amended as follows. Acceptable to the local and/or State authority having such administrative authority.

Add. ASHES: The residue from the burning of combustible materials.

Add. ATTIC: Any story situated wholly or partly within the roof, and so designed, arranged or built as to be used for Business, storage, or habitation.

BASEMENT: Amended as follows. A portion of a building located partly or wholly below grade and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.

BATHROOM: A room containing plumbing fixtures including a bathtub or shower.

BEDROOM: Any room or space used or intended to be used for sleeping purposes in either a dwelling or *sleeping unit*.

Add. BOARDING HOUSE: The same definition as a rooming house herein.

Add. BUILDING: A single fixed structure with walls, foundation and roof, such as a house, factory, garage, apartment, etc.

Add. BULK CONTAINER: Any metal garbage, rubbish, and/or refuse container having a capacity of two (2) cubic yards or greater and which is equipped with fittings for hydraulic and/or mechanical emptying, unloading and/or removal.

Add. CELLAR: A portion of a building located partly or wholly below grade and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.

Add. CENTRAL HEATING SYSTEM: A single system supplying heat to one or more dwelling units or more than one rooming unit.

Add. CHIMNEY: A, vertical shaft of brick, reinforced concrete, steel, or other approved noncombustible, heat-resisting material enclosing one or more flues, for the purpose of removing products of combustion from solid, liquid or gaseous fuel.

CODE OFFICIAL: Amended as follows. The Building Official or their designee, or his/her designee, that is charged with the administration and enforcement of this Code, or any duly authorized representative.

CONDEMN: To adjudge unfit for *occupancy*.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS: The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a *code official*, the governing body or board of appeals.

Add. CHRONIC DISORDERLY HOUSE: A house in which the conduct of its inhabitants is such as to become a public [nuisance](#), or outrages public decency, or tends to corrupt or deprave, or injures the public interest; or a house where persons congregate to the probable disturbance of the public peace or other commission of crime. To persistently or habitually keep a disorderly house is an offence against the common law, punishable by fine or imprisonment.

DETACHED: When a structural element is physically dis- connected from another and that connection is necessary to provide a positive connection.

DETERIORATION: To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

Add. DERELICT VEHICLE: As defined in 625 ILCS 5/1-115.07.

Add. DILAPIDATED: In such state of disrepair as to no longer be adequate for the purpose or use for which it was originally intended.

Add. DORMITORY: A building or a group of rooms in a building used for institutional living and sleeping purposes by four (4) or more persons.

DWELLING: Amended as follows. Any enclosed space wholly or partly used or intended to be used for living, sleeping, cooking and eating, provided that temporary housing as hereinafter defined shall not be classified as a dwelling.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee *owner(s)* of the property. The *easement* shall be permitted to be for use under, on or above a said lot or lots.

Add. EGRESS: An arrangement of exit facilities to provide a safe means of exit from a building.

Add. BUILDING OFFICIAL OR THEIR DESIGNEE: The person who is the inspector for the Property Maintenance and Occupancy Code of the Village, and any other so assigned code enforcement inspector or their designee. This person may also be the Building Inspector or Assistant Building Inspector of the Village.

Add. EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

Add. EXTERIOR PROPERTY. The open space on the *premises* and on adjoining property under the control of *owners* or *operators* of such *premises*.

Add. EXTERMINATION: The control and elimination of insects, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping, or by any other recognized and legal pest elimination method approved by the local or State authority having such administrative authority.

Add. FAIR MARKET VALUE: A price at which both buyer and seller are willing to exchange goods or property for value received.

Add. FAMILY: One or more individuals occupying a single dwelling unit; provided, that unless all such individuals who are related by blood, marriage, legal adoption or are foster children, no such family shall contain over four (4) unrelated persons; and not more than two (2) guest or roomers whether gratuitous or non-gratuitous may also be housed. The term family, as regarding the number of persons residing within a dwelling unit, shall be further regulated by the necessary minimum requirement to the Zoning Ordinance of the Village whenever such standards are more restrictive.

Add. FLUSH WATER CLOSET: A toilet bowl which is flushed with water which has been supplied under pressure and equipped with a water sealed trap above the floor level.

GARBAGE: The animal or vegetable wastes resulting from the handling, preparation, cooking, service, and non-consumption of food.

Add. GRADE: The finished ground level as defined by code, covenant, ordinance or code official.

GUARD: A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

Add. HABITABLE ROOM: A room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace

rooms, pantries, kitchenettes and utility rooms of less than fifty (50) square feet of floor space, foyers, or communicating corridors, stairways, closets, storage spaces and workshops, hobby and recreational areas.

Add. HEATED WATER: Water heated to a temperature of not less than one hundred twenty degrees Fahrenheit (120°F) at the outlet.

Add. HEATING DEVICE: All furnaces, unit heaters, domestic incinerators, cooking and heating stoves and ranges, and other similar devices.

HISTORIC BUILDING. Any building or structure that is one or more of the following:

- 1) Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
- 2) Designated as Historic under an applicable state or local law.
- 3) Certified as a contributing resource within a National Register or state or locally designated Historic district.

Add. HOUSEHOLD: One or more individuals living together in a single dwelling unit and sharing common living, sleeping, cooking, and eating facilities. (See also FAMILY)

Add. HOUSEKEEPING UNIT. A room or group of rooms forming a single *habitable space* equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

Add. IMPERVIOUS TO WATER: A clean, smooth surface, without cracks or holes, and made of material that is completely sealed so as to be water-resistant.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION: The presence within or around a dwelling or other structure of any insects, rodents or other pests.

INOPERABLE OR DERELICT MOTOR VEHICLE: Amended as follows. A motor vehicle as defined by 625 ILCS 5/1-146 that is unable to be operated legally on a public road, or a vehicle that exhibits one of more of the following conditions: derelict, wrecked, partially or fully dismantled or substantially damaged to the extent that the vehicle cannot be operated under its own power, or unable to be safely operated, including but not limited to; vehicles on blocks or similar devices, with deflated tire or tires, or from which the engine, wheels or tires have been removed.

LABELED: Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, approved agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-*labeled* items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

Add. LAVATORY: A fixed wash bowl in bath or bedroom equipped with plumbing.

Add. LEAD-BASED PAINT: Any paint containing more lead than the level established by the U.S. Consumer Product Safety Commission as being the "safe" level of lead in residential paint products.

LET FOR OCCUPANCY or LET: To permit, provide or offer possession or *occupancy* of a dwelling, *dwelling unit*, *rooming unit*, building, premise or structure by a person who is or is not the legal *owner* of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

Add. LODGING HOUSE: A dwelling unit in which sleeping accommodations and/or meals are provided for not more than twenty (20) persons seeking shelter on a temporary basis for indefinite periods and open to the public and transients. This definition includes only those uses operating under the authorization of a recognizable local, state or federal agency.

Add. KITCHEN: Any room used for the storage of foods, preparation of foods and containing the following equipment: sink and/or other device for dishwashing, stove, and other device for cooking, refrigerator or other device for cool storage of food, cabinets and/or shelves for storage of equipment and utensils, and counter or table for food preparation.

Add. KITCHENETTE: A small kitchen or an alcove containing cooking facilities.

Add. MULTIPLE DWELLING: Any single building or structure containing more than three dwelling units.

NEGLECT: The lack of proper maintenance for a building or *structure*.

Add. NUISANCES: Any condition or use of nonindustrial and non-agricultural premises or of building exteriors which is detrimental to the property of others in the neighborhood in which such premises are located. Further, it shall be unlawful to commit or do any act which endangers the public health or results in annoyance or discomfort to the public. (ORD. 17-6-1)

OCCUPANCY: The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT: Any individual living or sleeping in a building, or having possession of a space within a building, except that in dwelling units a guest shall not be considered an occupant.

Add. ONE-FAMILY DWELLING: A building containing one dwelling unit with not more than one (1) family or an individual plus no more than two (2) lodgers or boarders or guests.

OPENABLE AREA: That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

OPERATOR: Any person who has charge, care, control, or management of a building, or part thereof, in which dwelling units or rooming units are let or offered for rent or other consideration.

Add. ORDINARY SUMMER TEMPERATURES: An outside air temperature ten degrees Fahrenheit (100°F) below the highest recorded temperature in the locality for the prior ten (10) year period.

OWNER: Amended as follows. Any person who, alone or jointly or severally with others:

- a) Shall have legal title to any premises, dwelling or dwelling unit, with or without actual possession thereof, or
- b) Shall have charge, care, or control of any premises, dwelling or dwelling unit, as owner or agent of the owner, or an executor, administrator, manager, trustee, or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this Ordinance and of the rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

Add. PERMISSIBLE OCCUPANCY: The maximum number of individuals permitted to reside in a dwelling unit, rooming unit or dormitory.

PERSON: Includes any individual, firm, corporation, association, partnership, cooperative or governmental agency.

PEST ELIMINATION: The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other *approved pest elimination* methods.

Add. PLUMBING: Includes all of the following supplied facilities and equipment: gas pipes, gas burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drain spouts, drains, vents, and plumbing; any other similarly supplied fixtures, and the installation thereof, together with all connections to water, sewer, or gas lines.

PREMISES: Amended as follows. A platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or non-dwelling structure, and includes any such building, accessory structure or other structure thereon.

Add. PRIVACY: The existence of conditions which will permit an individual or individuals to carry out an activity without interruption or interference by either the noise or sight of unwanted individuals.

Add. PROPERLY CONNECTED: Connected in accordance with all applicable codes and ordinances of the Village and State of Illinois as from time to time in force; provided, however, that the application of this definition shall not require the alteration or replacement of any connection in good working order and not constituting a hazard to life or health.

PUBLIC WAY: Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use

Add. RAT HARBORAGE: Any condition or nesting, or seeking shelter.

Add. RAT PROOFING: A form of construction procedure designed to prevent the ingress or egress of rats to or from a given space or building, or from gaining access to food, water, or harborage. It consists of the closing and keeping closed of every opening in foundations, basements, cellars, exterior and interior walls, ground or first floors, roofs, sidewalk gratings, sidewalk openings, and other places that may be reached and entered by rats by climbing, burrowing or other methods, by the use of materials impervious to rat gnawing and other methods approved by the appropriate authority.

Add. REFUSE: All putrescible and non-putrescible solids (except body wastes) including garbage, rubbish, ashes and dead animals.

Add. REFUSE CONTAINER: A watertight container that is constructed of metal, or other durable material impervious to rodents, that is capable of being serviced without creating unsanitary conditions or such other containers that have been approved by the appropriate authority. Openings into the container such as covers and doors shall be tight fitting.

ROOMING HOUSE: Amended as follows. Any dwelling other than a hotel or motel or that part of any dwelling containing one or more rooming units and/or one or more dormitory rooms in which persons either individually or as families are housed with or without meals being provided.

ROOMING UNIT: Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not used for cooking purposes.

RUBBISH: Combustible and noncombustible waste materials, except garbage; and the terms shall include the residue from the burning of wood, coal, coke and other combustible materials; paper, rags, cartons, boxes, wood excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust.

Add. SAFETY: The condition of being reasonably free from danger and hazards which may cause accidents, illness or disease.

Add. SHORT TERM: A period of time of a short duration such as a visitor visiting for a week, but not to exceed thirty (30) days.

SLEEPING UNIT: A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not *sleeping units*.

Add. SPACE HEATER: A self-contained heating appliance of either the convection type or the radiant type and intended primarily to heat only a limited space or area such as one room or two adjoining rooms.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE: That which is built or constructed or a portion thereof.

Add. SUPPLIED: Paid for, furnished by, provided by, or under the control of the owner, operator or agent.

Add. TEMPORARY HOUSING: Any tent, trailer, mobile home or any other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure, or to any utility system on the same premises for more than thirty (30) consecutive days.

TENANT: Amended as follows. A person, persons, co-partnership, firm, or corporation occupying or using a building premise or any part or parts thereof owned by another.

TOILET ROOM: A room containing a water closet or urinal but not a bathtub or shower.

Add. TOXIC SUBSTANCE: Any chemical product applied on the surface of or incorporated into any structural or decorative material which constitutes a potential hazard to human health when at acute or chronic exposure levels.

Add. TWO – FAMILY DWELLING: A building containing two (2) dwelling units with not more than one (1) family or individual plus not more than two (2) lodgers or boarders or guests per unit.

ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

Add. UNLICENSED MOTOR VEHICLE. A motor vehicle which does not display current valid license plates and/or current resignation and other current stickers required to operate on a public way.

Add. VARIANCE: A request for a departure from that which is required or specified and that which is permitted.

VENTILATION: The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE: Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD: An open space on the same lot with a structure.

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. Amended as follows. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*. All buildings and premises shall be maintained in good repair and each part of a building shall perform the function for which such part was designed or intended to be used.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this code and also comply with all provisions of local, zoning, state and federal laws. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

Add. 301.2.1 Change of occupancy. Any change of occupancy and the compliance with property zoning requirements are the responsibility of the owner, the owner's authorized agent, landlords and operators.

Add. 301.2.2 Responsibilities of owner, landlords and operators of hotels and motel:

- 1) Every owner or operator of a hotel or motel shall comply with the provisions of this code.
- 2) The owner or operator of every hotel or motel shall be responsible for the following:
 - A. The sanitary maintenance of all walls, floors and ceilings, and for the maintenance of sanitary condition in every part of the hotel or motel.
 - B. The extermination of any insects, rodents, or other pests wherever found in the hotel or motel
 - C. The disposal of all garbage and rubbish by supplying each rooming unit with facilities for storage and disposal of garbage and rubbish and by providing for the general garbage and rubbish storage, disposal and collection needs of the hotel or motel.
 - D. A contract effective as between owner and operator or operator and occupant or owner and occupant with regard to compliance hereunder shall not relieve any person of the requirements imposed by this ordinance upon such person.

301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. Amended as follows. Exterior property, premises, and any public right-of-way (ROW) immediately adjacent to the property shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Add. 302.1.1 Planting of grass. After demolition and/or alteration of any kind to the lot, the owner shall be required to properly fill, grade and seed or sod the lot within thirty (30) days of demolition and/or alteration or the commencement of seasonable weather or issuance of a new construction permit. Once seeded or sodded, new grass shall be maintained; if need be it shall be reseeded or re-sodded until such time as the grass takes hold, grows and survives. After new grass takes hold it must be maintained in accordance with Section 302.4 of this Code. (Example - parking in the yard that causes ruts which alters the grade of the lot.)

302.2 Grading and drainage. Amended as follows. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Surface and subsurface water drainage shall be maintained in a clean, sanitary, safe condition.

302.3 Sidewalks, driveways, parking lots and private streets. Amended as follows. Cement or asphalt driveways and parking areas shall be maintained free of loose or broken material or cracks which are safety hazards and such driveways and parking areas shall be repaired as necessary to avoid safety hazards. All sidewalks, walkways, stairs, driveways, parking spaces, parking lots, private streets, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Where permitted, existing stone driveways and parking lots must be maintained in permanent forms designed to prevent the spread of gravel to public ways, easements and adjoining private property, but not to be expanded. Expansion of any gravel driveway or parking lot will require the entire driveway or parking lot be hard surfaced.

Add. 302.3.1 Public Sidewalks. All public sidewalks shall be kept clear of ice and snow after an accumulation of two (2) inches or more.

Add. 302.3.2 Clearing parking lots and private streets. Any person owning or operating a parking lot or private street shall keep it clear, as may be practical, of snow, ice, dirt, debris and properly surfaced to include the repair of potholes.

302.4 Noxious Plants, Trees, Weeds and Grass. Amended as follows. This Section shall apply to zoning districts A-1 (less than 5 acres), RR-1, RR-2, RR-3, R-1, R-2, R-3, B-1, B-2, B-3, O-R, I-1, I-2, E-1.

Premises and exterior property shall be maintained from all weeds determined to be noxious weeds under the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.), and applicable rules and regulations thereunder [hereinafter the Law], and vegetation not covered by the Law but which serves as a breeding place for mosquitos and rodents, are a menace to health and are hereby declared to be a public nuisance. Vegetation on farms for conservation purposes is exempt, and landscape, shrubbery and ornamental plants are exempt when properly maintained. It shall be unlawful for any person to cause or permit any such weeds, plants, or bushes to grow or remain in any place or location within the designated zoning districts to a height in excess of eight (8) inches.

It is also hereby to be a nuisance and shall be unlawful for any person to cause or permit grass to grow or remain in any place or location within the designated zoning districts to a height in excess of eight (8) inches. Vacant lots in newly platted subdivisions may be planted with low growing crops

for agricultural purposes with prior approval from the Building and Code Enforcement Officer. Any dead, dying or diseased trees shall be cut down and properly removed from the property.

It shall be the duty of every owner or occupant of every lot or tract of land within the designated zoning districts to cut, destroy or remove, or cause to be cut destroyed or removed, every such weed, plant or bush or cuts any grass a herein above described upon every such lot or tract of land in such manner and on or before such time as such weeds, bushes, plants or grass reach or exceed the height of eight (8) inches. (ORD. 17-6-1)

Upon failure of the owner or the owner's authorized 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. 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 costs of such removal shall be paid by the owner or agent responsible for the property. If the owner or the owner's authorized agent fails to pay the costs of such removal, said costs shall be a lien on the property. (ORD. 2017-6-1)

302.5 Rodent harborage. Amended as follows. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

1. Upon failure of the owner or the owner's authorized agent having charge of a property to exterminate rodents after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3. 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 exterior of the property in violation and remove or exterminate any such rodents thereon, and the costs of such removal or extermination shall be paid by the owner or agent responsible for the property. If the owner or the owner's authorized agent fails to pay the costs of such removal or extermination, said costs shall be a lien on the property.
2. It shall be unlawful for any person, firm, or corporation, to permit the accumulation of any lumber, boxes, barrels, logs, concrete, stone or similar materials on any premises within the Village in such a way that may be harborage for any rats. In the case of logs or wood, including logs or wood stored for fireplace or stove use, the same shall not be placed closer than two feet (2') from any property line, or be placed on the property so as to encroach on any easement or impair, stop or disrupt any drainage swale. All lumber, boxes, concrete, stone or similar materials may only be stored in a rear yard and said storage area shall constitute no more than five percent (5%) of the required rear yard, be piled no higher than four feet (4') in height, and be out of view from the street.
3. All openings in exterior walls, foundations, basements, ground or first floors and roofs which have a one-half inch linear (3dit) diameter or more opening shall be rat-proofed in a Village approved manner if they are within 48" of the existing exterior ground level below such openings, or, if they may be reached by rats from the ground by climbing unguarded pipes, wires, cornices, stairs, roofs, or other sources of access such as trees, vines, or burrowing.
4. All windows located at or near ground level used or intended to be used for ventilation, all other openings located at or near ground level, and all exterior doorways which might provide an entry for rats, shall be supplied with adequate screens or such other devices as will effectively prevent the entrance of rats into the structure.

5. All sewers, pipes, drains or conduits and resulting openings around such pipes and conduits shall be constructed and sealed to prevent the ingress or egress of rats.
6. Interior floors of basements, cellars and other areas in contact with the soil shall be rat-proofed in a manner approved by the inspection officer.
7. Materials stored outside the dwelling shall be stored in accordance with the provisions of this Ordinance.
8. All procedures and materials used for rat-proofing shall be in accord with all requirements of the McHenry County Health Department.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Amended as follows. All garages, tool sheds and all other accessory structures shall be kept in good repair so as not to be unsafe or a harborage for rats and other rodents. Fences and roadside mailboxes shall be maintained in good repair, solid and in the same condition required for other exterior surfaces. If attached to the exterior of a building, a television antenna shall be firmly and securely fastened to the building and shall be maintained in good repair. No television antenna or other reception devices shall be attached to any tree.

302.8 Motor vehicles. Amended as follows. Except as provided for in other regulations, inoperative, unlicensed, abandoned motor vehicles, or without current registration shall not be parked, kept or stored on any premises. Vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, where the vehicle has been rendered temporarily incapable of being driven under its own motor power in order to perform ordinary service or repair operations for a period in excess of fourteen (14) days. This does not include recreational vehicles. Unless such motor vehicle or part thereof is completely enclosed within a building in a lawful manner, where it is not plainly visible from the street or other public or private properties, or unless such vehicle is stored or parked in a lawful manner on private property in connection with the legally zoned business of a licensed vehicle dealer or repair shop. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Any inoperable vehicle on public property, or on private property in public view, is hereby declared to be a nuisance. All persons are required to dispose of any inoperable motor vehicle under their control within 14 days of written notice from the Enforcement officer. For the purposes of this Section, the owner, driver, or person whose property where an operable vehicle is located, shall be presumed to be in control of the vehicle. (ORD. 2017-6-1, 2003-2-2)

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes in the proper zoning district. This Exception is not allowed in residential zoning districts.

Add. 302.8.1 Motor vehicle tarps. Fitted motor vehicle tarps designed to cover the specific vehicle, provided they are in good condition, may be used to protect a vehicle but not to hide a code violation, and cannot remain in one location on the exterior of the property for more than thirty (30) days.

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Add. 302.10 Dangerous trees. No dead trees shall be allowed to remain on real estate within the Village for more than three (3) months. Live or dead vegetation shall not encroach on adjacent properties or public utilities.

Add. 302.11 Trees, bushes and shrubs. All trees, bushes and shrubs shall be maintained to prevent the creation of a dangerous condition as determined by the Building Official.

Add. 302.12 Shared area and facilities. Maintain in a clean and safe condition the shared or public areas of a building and the premises on which it is located, including parkways, and maintain and repair any equipment or facilities which said owner or operator supplies or is required to provide under this ordinance.

Add. 302.13 Outside storage. There is to be no outside storage in the front yard of any residential property. Side yard storage shall be limited to garbage, recycling, receptacles, yard waste bags and firewood. The Building Official may grant exceptions to this regulation, for a limited periods of time.

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, but not limited to, 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.
- (ORD. 17-6-1, ORD. 2003-2-2)

Add. 302.14 Noise Disturbances.

A) PROHIBITED NOISE IN OR ON PUBLIC PROPERTY AND STREETS.

- 1) No person shall play, use, operate or permit to be played, used or operated any radio, television set, tape recorder, cassette player, phonograph, musical instrument, sound amplifying equipment, or any other machine or device for producing or reproducing sound, if it is located in or on any of the following:
 - a) Any public property, including any public street, highway, building, sidewalk, park or thoroughfare; or
 - b) Any motor vehicle on a public street, highway or public space; and if the sound generated is audible at a distance of 30 feet from the device producing the sound.
- 2) Possession by a person or persons of any of the machines or devices enumerated in Section (A) shall be prima facie evidence that such person operates, or those persons operate the machine or device.

B) PROHIBITED NOISE IN OR ON PRIVATE PROPERTY.

- 1) No person shall play, use, operate or permit to be played, used or operated, any radio, television set, phonograph, musical instrument, sound amplifying equipment, tape recorder, cassette recorder, or any other machine or device for producing or reproducing sound such that the sound there from creates a noise disturbance to the person or persons then present across the real property boundary of the noisemaker. The above will be in effect on weekdays (Sunday through Thursday) from 10:00 p.m. to 7:00a.m. and weekends (Friday and Saturday) from 11:00 p.m. to 7:00a.m.
- C) It shall be unlawful for any person to harbor or keep any dog which disturbs the peace of any person in the neighborhood by loud and repeated barking, whining, howling, or other sounds, at any time of the day or night. Such loud and repeated barking, whining, howling or other sounds are hereby declared to be a public nuisance.
- D) PUBLIC NUISANCES. The acts prohibited in Sections 1 and 2 are each hereby declared to be public nuisances.
- E) EXEMPTIONS. Non-commercial speaking in public assembly activities conducted on any public space or public right-of-way shall be exempt from the operation of Section 1 of this ordinance. (ORD. 2006-7-1)

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. Amended as follows. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code*, the *International Residential Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved method*.
2. Demolition of unsafe conditions shall be permitted where *approved* by the Building Official or their designee.

304.3 Protective treatment. Amended as follows. All exterior surfaces of any building shall be reasonably capable of withstanding the effects of the elements and decay. Any exterior surface which is deteriorated, decaying, disintegrating or which has lost its capability to reasonably withstand the effects of the elements shall be repaired, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.3 Premises identification. Amended as follows. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall not be less than 4 inches in height with a minimum stroke width of 0.5 inch for residential and 6 inches in height with a minimum stroke width of 0.5 inch for commercial. Numbers installed on glass are to be white in color.

Further, all accessory structures, including, but not limited to, detached garages, sheds and fences, located on an alley shall have approved contrasting address numbers plainly legible from the alley.

Add. 304.3.1 Commercial rear door identification. Commercial buildings shall have the same address, posted and visible on the rear door(s) of the unit.

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained substantially weather-tight, water-tight, and rodent proof; shall be kept in sound condition and good repair; shall be kept free of holes or breaks, and of loose bricks, stones and other structural material; and shall be safe to use and capable of support of the load which normal use may cause to be placed thereon and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs, gutters, downspouts, sump pumps and drainage. Amended as follows. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions which might prevent their proper functioning. All gutters and downspouts removed for maintenance of the structure must be reinstalled upon completion of maintenance, and shall be securely fastened to the building they serve. Roof water nor sump pump water, shall not be discharged in a manner that creates a public and/or private nuisance or unnecessary erosion, or a discharge flow to an adjacent property. (Example – downspout/sump pump cannot discharge directly from one property onto public property or private property that is owned by a neighbor.)

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies,

marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Amended as follows. Every inside and outside stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Temporary supporting devices not part of the original construction shall not be used except for short term emergencies, pending repair.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Amended as follows. All handrails and *guards*, or other types of protective railings required to be constructed or installed under any provision of the ordinances of the Village or which have otherwise been constructed and installed, shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Handrails and guards which are deteriorated and deemed unsafe by the Building Official shall be repaired and shall comply with the currently adopted International Residential Code or the International Building Code. Structurally sound hand rails shall be provided on any flight of stairs containing three (3) risers or more, and more than three (3) feet higher than adjacent area.

304.12.1 Window, skylight and door frames. Amended as follows. Every window, skylight, exterior door, basement or cellar door, hatchway and frames shall be generally watertight and rodent proof, kept in sound condition, good repair equipped with all appropriate hardware, capable of being easily opened unless designed to be fixed.

304.11.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.11.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. Amended as follows. During the period from April 1st to November 1st 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 not less than 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 condition. All windows located at or near ground level used or intended to be used for ventilation, all other openings located at or near ground level, and all exterior doorways which might provide an entry for rats, shall be supplied with adequate screens or such other devices as will effectively prevent the entrance of rats into the structure.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be

supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Amended as follows. All operable windows that provide access to a dwelling unit, rooming unit or housekeeping unit that is owner occupied, rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. Amended as follows. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is owner occupied, rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

Add. 304.20 Ingress and egress. Ingress to and egress from any building including, but not limited to, hallways, corridors, stairs and porches shall be maintained in good repair and free from obstructions.

Add. 304.21 Fences. All fences shall be maintained in good condition and alignment. Wood materials, except decay resistant woods, shall be protected against decay by use of stain, sealer or paint which is non-lead-based, or by other preservative materials. The height and other characteristics of all fences shall conform to the appropriate statutes, ordinances and regulations of the Village.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.1.1 Unsafe conditions. Amended as follows. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and

handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the Building Official or their designee.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Handrails and guards which are deteriorated and deemed unsafe by the Building Official shall be repaired and shall comply with the currently adopted International Residential Code or the International Building Code.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306 COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Amended as follows. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code*, the *International Residential Code*, the *International Fire Code*, or the *International Existing Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system.
 - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
 - 1.4. Inadequate soil as determined by a geotechnical investigation.
 - 1.5. Where the allowable bearing capacity of the soil is in doubt.

- 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1. *Deterioration.*
 - 2.2. *Ultimate deformation.*
 - 2.3. Fractures.
 - 2.4. Fissures.
 - 2.5. Spalling.
 - 2.6. Exposed reinforcement.
 - 2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. *Deterioration.*
 - 3.2. Corrosion.
 - 3.3. Elastic deformation.
 - 3.4. *Ultimate deformation.*
 - 3.5. Stress or strain cracks.
 - 3.6. Joint fatigue.
 - 3.7. *Detached*, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration.*
 - 4.2. *Ultimate deformation.*
 - 4.3. Fractures in masonry or mortar joints.
 - 4.4. Fissures in masonry or mortar joints.
 - 4.5. Spalling.
 - 4.6. Exposed reinforcement.
 - 4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration.*
 - 5.2. Elastic deformation.
 - 5.3. *Ultimate deformation.*
 - 5.4. Metal fatigue.
 - 5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
 - 6.1. *Ultimate deformation.*
 - 6.2. *Deterioration.*
 - 6.3. Damage from insects, rodents and other vermin.
 - 6.4. Fire damage beyond charring.
 - 6.5. Significant splits and checks.
 - 6.6. Horizontal shear cracks.

- 6.7. Vertical shear cracks.
- 6.8. Inadequate support.
- 6.9. *Detached*, dislodged or failing connections.
- 6.10. Excessive cutting and notching.

Exceptions:

- 1. Where substantiated otherwise by an *approved* method.
- 2. Demolition of unsafe conditions shall be permitted where *approved* by the Building Official or their designee.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Amended as follows. Every exterior and interior flight of stairs having more than for risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have *guards*. Handrails shall not be less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. *Guards* shall be not less than 30 inches in height above the floor of the landing. Balcony, porch, deck, or ramp or other walking surface. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Handrails and guards which are deteriorated and deemed unsafe by the Building Official shall be repaired and shall comply with the currently adopted International Residential Code or the International Building Code

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of litter, rubbish, debris or garbage. Amended as follows. *Exterior property and premises*, and the interior of every structure, shall be free from any accumulation of litter, *rubbish*, debris or garbage. No person shall place on any premises or in a building or on the premises upon which such building is located, any material which causes a fire or toxic hazard or otherwise endangers the life, health or safety of any person or constitutes a blighting or deteriorating influence on the premises or neighborhood, nor place in storage on the premises any furniture, equipment or material which harbors insects, rodents, or other pests, or is conducive to such.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.1.1 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the

structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

Add. 308.3.3 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. (ORD 2012-5-1)

Add. 308.3.4 Recyclables. The owner of any residential, commercial or industrial establishment shall be responsible for the proper storage, collection and disposal of all recyclables from the property and in such a manner not to create a public nuisance.

Add. 308.3.5 Accumulation of Debris and Storage of Goods. No owner of a building or premises shall accumulate or permit the accumulation of rubbish, boxes, building or construction materials, scrap metal or any other materials in such a manner that such accumulation may provide a rat harborage, fire hazard, or public nuisance.

Add. 308.3.6 Bulk storage containers. Bulk storage containers, which are used for storage of garbage, refuse and/or other putrescible waste shall be placed on concrete or asphalt platforms which are constructed to minimize spillage onto the adjacent areas. These storage areas shall be screened on three (3) sides by fencing of at least eighty percent (80%) capacity storage. All bulk storage containers shall be equipped with lids. These bulk storage requirements, where permitted, shall be applicable one year following the adoption of this Ordinance. Every owner of a dwelling containing three (3) or more dwelling units shall supply facilities or bulk refuse containers for the sanitary and safe storage and/or disposal of rubbish and garbage and shall be responsible for their removal. The total capacity storage of all provided garbage and/or refuse cans and bulk storage containers shall be sufficient to meet the needs of the occupants of the dwelling, and remain closed at all times.

SECTION 309 PEST ELIMINATION

309.1 Infestation. Amended as follows. Structures shall be kept free from insect and rodent *infestations*. Structures in which insects or rodents are found shall promptly exterminated by those processes of a licensed Illinois Pest Control Operator that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

309.2 Owner or the owner's authorized agent. Amended as follows. The *owner or the owner's authorized agent* of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-*tenant* nonresidential structure shall be responsible for pest elimination on the *premises*.

309.4 Multiple occupancy. The *owner or the owner's authorized agent* of a structure containing two or more *dwelling units*, a multiple *occupancy*, a *rooming house* or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and *exterior property*. If *infestation* is caused by failure of an *occupant* to prevent such *infestation* in the area occupied, the *occupant* and the *owner or the owner's authorized agent* shall be responsible for pest elimination.

309.5 Occupant. The *occupant* of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the *infestations* are caused by defects in the structure, the *owner* shall be responsible for pest elimination.

Add. SECTION 310 FIRES

Add. 310.1 Fires. The open burning of landscape waste, firewood, lumber or scrap wood or similar substances gathered in the course of maintaining a property, or placed in such a condition or location where the escape of soot, ashes, or other solid products or by products of combustion to be windblown or scattered so as to leave the property on which the fire has been started or endanger persons or property. (ORD 2017-6-1, 2003-1-1)

CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401 GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, *ventilation* and space for occupying a structure.

401.2 Responsibility. Amended as follows. The *owner* of the structure shall provide and maintain light, *ventilation* and space conditions in compliance with these requirements. A person shall not occupy as *owner-occupant*, or permit another person to occupy, any *premises* that do not comply with the requirements of this code.

- A. Every habitable room shall conform with Village ordinances as to light standards according to building codes at the time of construction.
- B. Every habitable room shall conform to Village ordinances as to ventilation standards according to building codes at the time of construction.
 - 1. When facilities for interior climate control (heating, cooling, and/or humidity) are integral functions of structures containing dwelling units or rooming units, such facilities shall be maintained and operated in a continuous manner and in accordance with the designed capacity of the installed equipment. During instances when the integral equipment is inoperative because of power or mechanical failure, alternative provisions for fresh air ventilation of each dwelling or rooming unit shall be provided.
- C. Notwithstanding any provision to the contrary in the above Section, no window area shall be required in any kitchen which does not contain an eating area and which was constructed under an applicable provision of the BOCA Building Code of the Village, which code did not require a window area.
- D. Where there is usable electric service readily available from power lines which are not more than three hundred feet (300') away from a dwelling, every dwelling unit and all public and common areas shall be supplied with electric service, outlets and fixtures which shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to a source of electric power

in a manner prescribed by the ordinances, rules and regulations of the Village. The minimum capacity of such services and the minimum number of outlets and fixtures shall be as follows:

1. Every dwelling unit shall be supplied with at least one (1) thirty ampere circuit and such circuit shall not be shared with another dwelling unit.
 2. Every habitable room shall contain at least two (2) separate wall type duplex electric convenience outlets or one such duplex convenience outlet and one supplied wall or ceiling type electric light fixture. No duplex outlet shall serve more than two (2) fixtures or appliances.
 3. Temporary wiring or extension cords shall not be used as permanent wiring.
 4. Every non-habitable room, including water closet compartments, bathrooms, laundry rooms, and public halls shall contain at least one ceiling or wall-type electric light fixture.
 5. All electric lights in bathrooms shall be controlled by either a wall switch or pull chain which are of such design as shall minimize the danger of electrical shock, and such lights shall be installed and maintained in such condition as to minimize the danger of electrical shock.
- E. Every public hall and stairway in every multiple dwelling building shall be adequately lighted by natural or artificial light at all times, so as to provide in all parts thereof at least ten (10) foot-candle of light at the tread or floor level. Every public hall and stairway in structures containing not more than two (2) dwelling units may be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed in lieu of full-time lighting.

Alternative devices. In lieu of the means for natural light and *ventilation* herein prescribed, artificial light or mechanical *ventilation* complying with the *International Building Code* shall be permitted.

SECTION 402 LIGHT

402.1 Habitable spaces. Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, or not less than 25 square feet (2.33 m²), whichever is greater. The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways. Amended as follows. Every common hall and stairway in residential occupancies, other than in one-and two –family dwellings, shall be lighted at all times, so as to provide in all parts thereof at least 10 foot-candles of light for each 200 square feet of floor

area, provided that the spacing between lighting shall not be greater than 30 feet. In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 10 foot-candle at floors, landings and treads.

402.3 Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

SECTION 403 VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have not less than one operable window. The total operable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The *ventilation* openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Amended as follows. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit.

Exceptions:

1. Where specifically *approved* in writing by the Building Official or their designee.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and *labeled* condensing (ductless) clothes dryers.

SECTION 404 OCCUPANCY LIMITATIONS

404.1 Privacy. *Dwelling units*, hotel units, *housekeeping units*, *rooming units* and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces. The maximum number of occupants of any dwelling unit shall not exceed the number established in this Ordinance, unless otherwise approved by the Village.

404.1 Minimum room widths. A habitable room, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

404.2 Minimum ceiling heights. *Habitable spaces*, hall-ways, corridors, laundry areas, *bathrooms*, *toilet rooms* and habitable *basement* areas shall have a minimum clear ceiling height of 7 feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting a maximum of 6 inches (152 mm) below the required ceiling height.
2. *Basement* rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over not less than one- third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.

404.3 Bedroom and living room requirements. Every *bedroom* and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every living room shall contain not less than 120 square feet (11.2 m²) and every bedroom shall contain not less than 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof.

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than two *bedrooms*.

404.4.3 Water closet accessibility. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*. Every *bed- room* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and non-habitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. *Bedrooms* shall comply with the applicable provisions of this code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

Add. 404.4.6 Ingress and egress. Every dwelling unit shall have a safe means of ingress and egress.

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**TABLE 404.5
MINIMUM AREA REQUIREMENTS**

SPACE	MINIMUM AREA IN		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirement	80	100

For SI: 1 square foot = 0.0929 m².

- a. See Section 404.5.2 for combined living room/dining room spaces.
- b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. Sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two *occupants* shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three *occupants* shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and *ventilation* conforming to this code shall be provided.
3. The unit shall be provided with a separate *bathroom* containing a water closet, lavatory and bathtub or shower.
4. The maximum number of *occupants* shall be three.

404.7 Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and

refuse, including facilities for temporary storage.

Add. 404.7.1 Minimum standards for food preparation. Every dwelling unit shall have a room or portion of a room in which food may be prepared and/or cooked, which shall have adequate circulation area, and which shall be equipped with the following:

1. A kitchen sink in good working condition and properly connected to a water supply system which is approved by the appropriate authority and which provides at all times an adequate amount of heated and unheated running water under pressure, and which is properly connected to a building drain.
2. Cabinets and/or shelves for the storage of eating, drinking, and cooking equipment and utensils and of food that does not, under ordinary summer temperatures, require refrigeration for safekeeping; and a counter or table for food preparation; said cabinets and/or shelves and counter or table shall be of sound construction furnished with surfaces that are easily cleanable and that will not impart any toxic or harmful effect to food.
3. A stove, or similar device, for cooking food, and a refrigerator, or similar device, for the safe storage of food at temperatures less than forty-five degrees Fahrenheit (450 F) but more than thirty-two degrees Fahrenheit (320 F) under ordinary maximum summer temperatures, which are properly installed with all necessary conditions for safe, sanitary and efficient operation; provided, that such stove, refrigerator, and/or similar devices need not be installed when a dwelling unit is not occupied and when the occupant is expected to provide same on occupancy, and that sufficient space and adequate conditions for the safe and efficient installation and operation of said stove, refrigerator and/or similar devices are provided.

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The *owner* of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* that does not comply with the requirements of this chapter.

SECTION 502 REQUIRED FACILITIES

[P] 502.1 Dwelling units. Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] 502.2 Rooming houses. Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*.

[P] 502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 *occupants*.

[P] 502.4 Employees' facilities. Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

[P] 502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.

[P] 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the **Illinois State Plumbing Code**. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*.

SECTION 503 TOILET ROOMS

503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling.

Add. 503.1.1 Within every dwelling unit there shall be a non-habitable room which affords privacy to a person within said room and which is equipped with a flush water closet in good working condition. Said flush water closet shall be equipped with easily cleanable surfaces, be properly connected to a water system that at all times provides an adequate amount of running water under pressure to cause it to be operated properly, and shall be properly connected to a building drain.

Add. 503.1.2 Within every dwelling unit there shall be a lavatory sink. Said lavatory sink may be in the same room as the flush water closet, or, if located in another room, the lavatory sink shall be located in close proximity to the door leading directly into the room in which said water closet is located. The lavatory sink shall be in good working condition and properly connected to a water supply system which is approved by the appropriate authority and which provides at all times an adequate amount of heated and unheated running water under pressure which is properly connected to a sewer system. Water inlets for lavatory sinks shall be located above the overflow rim of these facilities.

Add. 503.1.3 Within every dwelling unit there shall be a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition. Said bathtub or shower may be in the same rooms as the flush water closet or in another room and shall be properly connected to a water supply system, and which provides at all times an adequate amount of heated and unheated water under pressure and which is connected to a sewer system. Water inlets for bathtubs shall be located above the overflow rim of these facilities.

503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3. Plumbing system hazards. Amend as follows. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, back-siphonage, improper installation, *deterioration* or damage or for similar reasons, the Building Official or their designee shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

505.1 General. Amend as follows. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the **Illinois State Plumbing Code**.

505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

505.5 Nonpotable water reuse systems. Nonpotable water reuse systems and rainwater collection and conveyance systems shall be maintained in a safe and sanitary condition. Where such systems are not properly maintained, the systems shall be repaired to provide for safe and sanitary conditions, or the system shall be abandoned in accordance with Section 505.5.1.

505.5.1 Abandonment of systems. Where a nonpotable water reuse system or a rainwater collection and distribution system is not maintained or the owner ceases use of the system, the system shall be abandoned in accordance with the *McHenry County Health Department*.

SECTION 506 SANITARY DRAINAGE SYSTEM

506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

506.3 Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

SECTION 507 STORM DRAINAGE

[P] 507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The *owner* of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that does not comply with the requirements of this chapter.

SECTION 602 HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Amended as follows. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *Illinois State Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Delete. Exception: ~~In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.~~

602.3 Heat supply. Amend as follows. 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°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exception:

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.

602.4 Occupiable work spaces. Amend as follows. Indoor occupiable work spaces shall be supplied with heat during the period from September 15 to May 15 to maintain a temperature of not less than 65°F (18°C) 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.

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

Add. 602.6 Minimum thermal standards. No person shall occupy as owner, occupant, or let to another for occupancy any dwelling or dwelling unit, for the purpose of living therein, which does not comply with the following requirements:

Add. 602.6.1 Equipment. Every dwelling shall have heating equipment and appurtenances which are properly installed, and are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments in every dwelling unit located therein to a temperature of at least sixty-five degrees Fahrenheit (65 OF) under ordinary winter conditions.

Add. 602.6.2 Proper venting of appliances. No owner or occupant shall install, operate or use a heating device including hot water heating units, which employs the combustion of carbonaceous fuel, which is not vented to the outside of the structure in an approved manner, and which is not supplied with sufficient air to continuously support the combustion of the fuel. All heating devices shall be constructed, installed, and operated in such a manner as to minimize accidental burns.

SECTION 603 MECHANICAL EQUIPMENT

603.1 Mechanical appliances. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances that are *labeled* for unvented operation.

603.3 Clearances. Required clearances to combustible materials shall be maintained.

603.4 Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the

space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

603.7 Mechanical appliances. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.8 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances that are *labeled* for unvented operation.

603.9 Clearances. Required clearances to combustible materials shall be maintained.

603.10 Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

603.11 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.12 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

603.13 Mechanical appliances. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.14 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances that are *labeled* for unvented operation.

603.15 Clearances. Required clearances to combustible materials shall be maintained.

603.16 Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

603.17 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.18 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

SECTION 604 ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. Amend as follows. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. Amend as follows. Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *Building Official or their designee* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. Amend as follows. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, trans- formers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current trans- formers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Amend as follows. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605 ELECTRICAL EQUIPMENT

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain not less than one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumb-waiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607 DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

User note: *About this chapter:* Chapter 7 establishes fire safety requirements for existing structures by containing requirements for means of egress, including path of travel, required egress width, means of egress doors and emergency escape openings, and for the maintenance of fire-resistance-rated assemblies, fire protection systems, and carbon monoxide alarm and detection systems.

SECTION 701 GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions facilities and equipment to be provided.

701.2 Responsibility. The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

SECTION 702 MEANS OF EGRESS

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*.

702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

702.3 Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*

702.4 Emergency escape openings. Amend as follows. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grills, grates or similar devices are permitted to be placed over emergency escape and rescue openings provide the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than which is required for normal operation of the escape and rescue opening. Any alterations to an existing structure will require compliance of all currently adopted applicable emergency escape opening code requirements.

SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies. The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

703.2 Unsafe conditions. Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 111.1.1 of the *International Fire Code*. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 111.2 of the *International Fire Code*.

703.3 Maintenance. The required fire-resistance rating of fire-resistance-rated construction, including walls, fire stops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the owner and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes,

electrical conduit, wires, ducts, air transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

703.3.1 Fire blocking and draft stopping. Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

703.3.2 Smoke barriers and smoke partitions. Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

703.3.3 Fire walls, fire barriers, and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80.

703.4 Opening protectives. Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

703.4.1 Signs. Where required by the code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR - DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR - KEEP CLOSED.

703.4.2 Hold-open devices and closers. Hold-open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.

703.4.3 Door operation. Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

703.5 Ceilings. The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly shall be prohibited.

703.6 Testing. Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm operation and full closure. Records of inspections and testing shall be maintained

703.7 Vertical shafts. Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the *International Fire Code*. New floor openings in existing buildings shall comply with the *International Building Code*.

703.8 Opening protective closers. Where openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135°F (57°C).

SECTION 704 FIRE PROTECTION SYSTEMS

704.1 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the *International Fire Code* in an operative condition at all times, and shall be replaced or repaired where defective.

704.1.1 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection where the building is altered or enlarged. Alterations to fire protection systems shall be done in accordance with applicable standards.

704.1.2 Required fire protection systems. Fire protection systems required by this code, the *International Fire Code* or the *International Building Code* shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection system for which a design option, exception or reduction to the provisions of this code, the *International Fire Code* or the *International Building Code* has been granted shall be considered to be a required system.

704.1.3 Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the following *International Fire Code* requirements.

1. Automatic sprinkler systems, see Section 903.5.
2. Automatic fire-extinguishing systems protecting commercial cooking systems,
3. Automatic water mist extinguishing systems, see Section 904.11.
4. Carbon dioxide extinguishing systems, see Section 904.8.
5. Carbon monoxide alarms and carbon monoxide detection systems, see Section 915.6.
6. Clean-agent extinguishing systems, see Section 904.10.
7. Dry-chemical extinguishing systems, see Section 904.6.
8. Fire alarm and fire detection systems, see Section 907.8.
9. Fire department connections, see Sections 912.4 and 912.7.
10. Fire pumps, see Section 913.5.
11. Foam extinguishing systems, see Section 904.7.

12. Halon extinguishing systems, see Section 904.9.
13. Single- and multiple-station smoke alarms, see Section 907.10.
14. Smoke and heat vents and mechanical smoke removal systems, see Section 910.5.
15. Smoke control systems, see Section 909.20.
16. Wet-chemical extinguishing systems, see Section 904.5.

704.2 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 704.2 and as required in this section.

**TABLE 704.2
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

SYSTEM	SYSTEM
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

704.2.1 Records. Records shall be maintained of all system inspections, tests and maintenance required by the referenced standards.

704.2.2 Records information. Initial records shall include the: name of the installation contractor; type of components installed; manufacturer of the components; location and number of components installed per floor; and manufacturers' operation and maintenance instruction manuals. Such records shall be maintained for the life of the installation.

704.3 Systems out of service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, either the building shall be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected premises and keeping watch for fires. Actions shall be taken in accordance with Section 901 of the International Fire Code to bring the systems back in service.

704.3.1 Emergency impairments. Where unplanned impairments of fire protection systems occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901.7.4 of the *International Fire Code*.

704.4 Removal of or tampering with equipment. It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system or other fire appliance required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs.

704.4.1 Removal of or tampering with appurtenances. Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.

704.4.2 Removal of existing occupant-use hoselines. The fire code official is authorized to permit the removal of existing occupant-use hose lines where all of the following apply:

1. The installation is not required by the *International Fire Code* or the *International Building Code*.
2. The hose line would not be utilized by trained personnel or the fire department.
3. The remaining outlets are compatible with local fire department fittings.

704.4.3 Termination of monitoring service. For fire alarm systems required to be monitored by the *International Fire Code*, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing by the provider of the monitoring service being terminated.

704.5 Fire department connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

704.5.1 Fire department connection access. Ready access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire chief.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 of the *International Fire Code* and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire chief and maintained operational at all times.

704.5.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

704.6 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3

704.6.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.26.1.4. interconnection and power sources shall be in accordance with Sections 704.26.2 and 704.26.3.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

704.6.1.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the *means of egress* from the sleeping area to the door leading from the *sleeping unit*.
3. In each story within the *sleeping unit*, including basements. For *sleeping units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

704.6.1.2 Groups R-2, R-3, R-4 and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R- 2, R-3, R-4 and I-1 regardless of *occupant load* at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including *basements* but not including crawl spaces and uninhabitable attics. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

704.6.1.3 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

704.6.1.4 Installation near bathrooms. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.6.1.1 or 704.6.1.2

704.6.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling* or *sleeping unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing *alterations*, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

704.6.3 Power source. Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for building wiring without the removal of interior finishes.

704.6.4 Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in Section 907 of the *International Fire Code*.
2. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the *dwelling* or *sleeping unit* in accordance with Section 907.5.2 of the *International Fire Code*.
3. Activation of a smoke detector in a *dwelling* or *sleeping unit* shall not activate alarm notification appliances outside of the *dwelling* or *sleeping unit*, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.6 of the *International Fire Code*.

704.7 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined. Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in Section 907 of the *International Fire Code*.
2. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the *dwelling* or *sleeping unit* in accordance with Section 907.5.2 of the *International Fire Code*.
3. Activation of a smoke detector in a *dwelling* or *sleeping unit* shall not activate alarm notification appliances outside of the *dwelling* or *sleeping unit*, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.56 of the *International Fire Code*.

704.7 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined.

SECTION 705 CARBON MONOXIDE ALARMS AND DETECTION

705.1 General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the *International Fire Code*, except that alarms in dwellings covered by the *International Residential Code* shall be installed in accordance with Section R315 of that code.

705.2 Carbon monoxide alarms and detectors. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

CHAPTER 8 REFERENCED STANDARDS

User note:

About this chapter: This code contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard. This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ASME

American Society of Mechanical Engineers
Two Park Avenue
New York, NY 10016-5990

Asme A17.1- 2016/CSA B44-2016	Safety Code for Elevators and Escalators	606.1
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ASTM

ASTM International
100 Barr Harbor Drive, P.O. Box C700
West Conshohocken, PA 19428-2959

F1346- 91 (2010):	Performance Specifications for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs	303.2
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ICC

International Code Council
500 New Jersey Avenue, NW
6th Floor
Washington, DC 20001

IBC-18:	International Building Code®	102.3, 201.3, 304.1.1, 305.1.1, 306.1.1, 401.3, 604.3.1.1, 604.3.2.1, 702.3, 704.4.2
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IECC-18:	International Energy Conservation Code®	102.3
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IEBC-18:	International Existing Building Code®	102.3, 201.3, 304.1.1, 305.1.1, 306.1.1
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IFC-18	International Fire Code®	102.3, 201.3, 604.3.1.1, 702.1, 702.2, 704.1, 704.1.2, 704.1.3, 704.3, 704.3.1, 704.4.2 704.4.3, 704.5.1, 704.6.4
IFGC-18	International Fuel Gas Code®	102.3, 201.3
IMC-18	International Mechanical Code®	102.3, 201.3
IPC	International Plumbing Code®	102.3, 201.3, 502.5, 505.1, 505.5.1, 602.2, 602.3
IRC	International Residential Code®	102.3, 201.3
IZC-18	International Zoning Code®	102.3, 201.3
NFPA	National Fire Protection Association 1 Batterymarch Park Quincy, MA 02269	
10-17:	Standard for Portable Fire Extinguishers	Table 704.2
12-15:	Standard on Carbon Dioxide Extinguishing Systems	Table 704.2
12A-15:	Standard on Carbon Dioxide Extinguishing Systems	Table 704.2
17-17:	Standard for Dry Chemical Extinguishing Systems	Table 704.2
17A-17:	Standard for Wet Chemical Extinguishing	Table 704.2
25-17:	Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems	Table 704.2
70-17:	National Electric Code	102.3, 201.3, 604.2
72-16:	National Fire Alarm and Signaling Code	Table 704.2
80-16:	Standard for Fire Doors and Other Opening Protectives	704.2

105-16:	Standard for Smoke Door Assemblies and Other Opening Protectives	703.3.3, 703.4703.3.2
204-15:	Standard for Smoke and Heat Venting	704.2
720-15:	Standard for the Installation of Carbon Monoxide (CO)	[F] 705.2
750-14:	Standard on Water Mist Fire Protection Systems	Table 704.2
2001-15:	Standard on Clean Agent Fire Extinguishing Systems	Table 704.2
UL	Under Writers Laboratories, LLC 333 Pfingsten Road Northbrook, IL 60062	
268-09:	Smoke Detectors for Fire Alarm Systems	704.6.4

APPENDIX A

BOARDING STANDARD. Amend as follows.

Appendix A Boarding Standard The provisions contained in this Appendix are mandatory and specifically referenced in the adopting ordinance.

User note:

About this appendix: *Appendix A provides minimum specifications for boarding a structure. This can be utilized by a jurisdiction as a set of minimum requirements in order to result in consistent boarding quality. These requirements also provide a reasonable means to eliminate having to approve numerous methods or materials for the boarding and securing of a structure. It is important to note that the provisions of Appendix A are not mandatory unless specifically referenced in the adopting ordinance of the authority having jurisdiction.*

A101 GENERAL

A101.1 General. Windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

A102 MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 1/2-inch-thick (12.7 mm) wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum 3/8 -inch-diameter (9.5 mm) carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103 INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material.

The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows.

The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls.

The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.

A103.5 Doors.

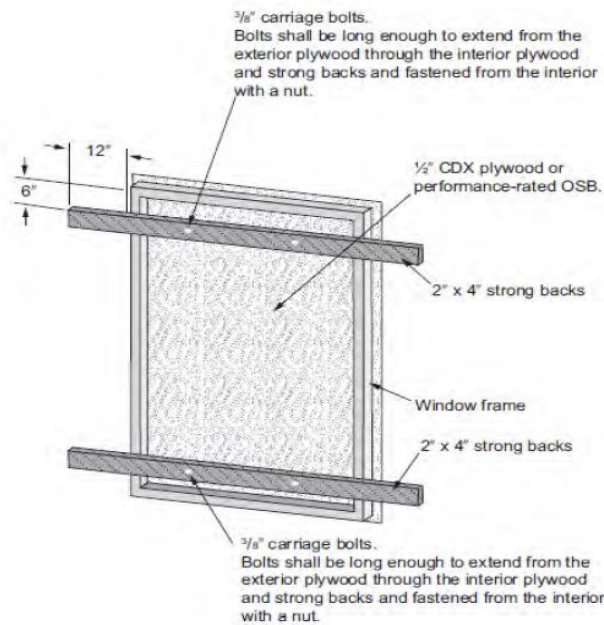
Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104 REFERENCED STANDARD

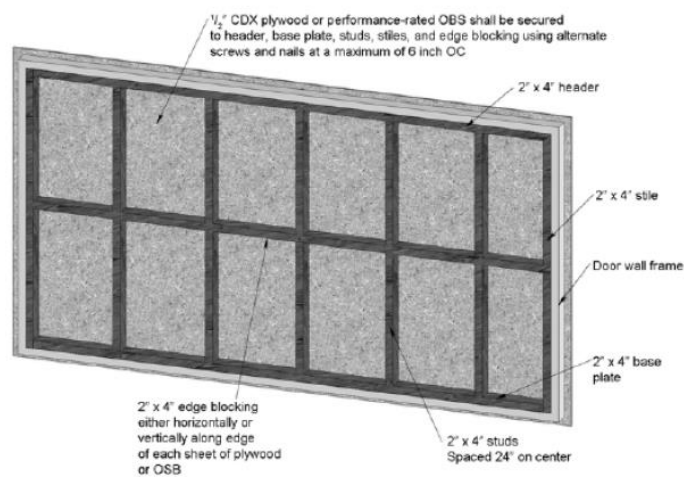
IBC—18 International Building Code

A102.1, A102.2, A102.3

APPENDIX A



**FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW**



For SI: 1 inch = 25.4 mm

**FIGURE A103.1(2)
BOARDING OF DOOR WALL**

Sec. 3-50. 2017 National Electric Code (NEC)

ARTICLE 90 INTRODUCTION

90.1 PURPOSE

Add. 90.1(D) "Title".

(D) Title. These regulations shall be known as the Electrical Code as the Village of Ringwood, hereinafter referred to as "this Code".

Add. 90.1(E) Information on construction documents. *Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved by the building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

90.4 ENFORCEMENTS

Add. 90.4(A) "Permits".

- A. Permits. Electrical wiring and equipment associated with an electrical service shall not be installed, replaced or otherwise modified without first submitting a permit application, securing approval and a permit through the Village of Ringwood Building Department

Add. 90.4(B) "Exemptions".

- A. Exemptions. It shall not be necessary to obtain a permit for minor repair work. Such work shall include the following:
 - 1. Repairs and Maintenance: A permit shall not be required for the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
 - 2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
 - 3. Temporary testing systems. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
 - 4. Referenced Exemptions: A permit shall not be required for work prescribed as exempt in the International Building Code as adopted by McHenry County, the International Residential Code as adopted by McHenry County, or as referred to in Article 90.2 Scope.

Add. 90.4 (C) "Inspections". Electrical wiring and equipment associated with an electrical service installed, replaced, or otherwise modified that required a permit shall be inspected by the Building Official.

1. Upon the installation of an electrical service or alteration of any electrical equipment associated with the electrical service the owner or owner's agent shall be responsible for notifying the building official to conduct a Service Inspection. If the installation or alterations are in compliance with this code, then the building official issue written notification to the electric utility company authorizing the electric utility company to energize the system.
2. Rough inspections of electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, prior to framing inspections.

Add 90.4.1 Building Official or their designee. The Building Official or their designee shall have the right during reasonable hours to enter any building in the discharge of his/her official duties, or for the purpose of making any inspection or test of the installation or alteration of electrical equipment contained therein, and shall have the authority to cause the turning off of all electrical current and to cut or disconnect any wire where such electrical current is dangerous to life or property or may interfere with the work of the Fire Department when performing its duties.

Add. 90.4.2 Inspections.

1. The Building Official or their designee or his/her duly authorized representative shall, when requested by the building official in the performance of his/her official duties, render unto the building official his/her opinion as to the proper installation or alteration of installations of electrical wiring systems and service equipment.
2. Upon the completion of the installation or alteration of electrical equipment in any building, it shall be the duty of the person installing or altering the same to notify the Building Official or their designee, who shall inspect or cause the work to be inspected with a minimum 24-hour notice.
3. All wires which are to be hidden from view shall be inspected before concealment, and any person installing such wires shall notify the Building Official or their designee, giving him/her 24-hours in which to make the required inspection, before such wires are concealed.

Add. 90.4.3 Electrical Branch Wiring; Heating and Cooling. All new branch wiring, (anytime wire is tied into the main or sub-panel) for the installation of electrical connections of heating equipment, auxiliary equipment and cooling equipment shall require that a permit to be obtained by a licensed and bonded electrical contractor with the Village of Ringwood when applying for a heating, cooling unit or both. Any re-connections that are not properly sized or installed shall be corrected by an electrical contractor. Emergency change-outs can be temporarily connected by the heating contractor without an electrical permit.

Chapter 2 Wiring and Protection

ARTICLE 210 BRANCH CIRCUITS

Add. 210.5(D) Multiple Branch Circuits Identification Of The Underground Conductors. The means of identification of each systems phase conductor wherever available, shall be colored coated for 277/480 volt (brown, orange, and yellow with grey neutral conductor) and for 120/208 volt (black, red, blue with white as neutral conductor)

Add. 210.8(A)(2) “Exception to (2)”. Receptacles that are not readily accessible and for essential equipment, such as an overhead door opener, or an approved appliance located in a dedicated space that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.

Add. 210.8(A)(5) “Exception to (5) No. 2”. A single receptacle for essential equipment located in a dedicated space, such as a sump pump or ejector pump, or an approved appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.

Add. 210.8(A)(10) “Exception to (10)”. A single receptacle that is not readily accessible and for essential equipment, such as a clothes washer, gas dryers, or an approved appliance located in a dedicated space that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.

Add. 210.8(B)(11) Receptacles that are not readily accessible and for essential equipment, such as an overhead door opener, or an approved appliance located in a dedicated space that, in normal use, is not easily moved from one place to another and that is cord-and plug connected in accordance with Article 400 shall be permitted to be installed without GFCI protection.

Add. 210.8(B)(12) A single receptacle installed in attics intended for use with the radon mitigation system and that is cord-and-plug connected in accordance with Article 400 shall be within 3’-0” of radon stack pipe and permitted to be installed without GFCI protection.

Add. 210.8 (D) Kitchen Dishwasher Branch Circuit. Dishwashers hard-wired directly to the circuit shall be permitted to be installed without GFCI protection.

ARTICLE 230 SERVICES

Add. 230.70 General. Means shall be provided to disconnect all conductors in a building or other structure from the service entrance conductors. Half size breakers are not approved for any use.

Add. 230.70 (A)(1). Readily Accessible Location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside the nearest point of entrance of the service conductors, within five feet (5’) of that point of entry and the meter socket enclosure. Disconnects beyond five feet (5’) shall have a main disconnect at the meter socket enclosure.

ARTICLE 250 GROUNDING AND BONDING

Add. 250.30(A)(1). System bonding jumper. . An unspliced system bonding jumper shall comply with 250.28(A) through (D). This connection shall be made only at the point of the separately derived system that has no disconnecting means or overcurrent devices, in accordance with 250.30(A)(1)(a) or (b). The system bonding jumper shall remain within the enclosure where it originates. If the source is located outside the building or structure supplied, a system bonding jumper shall be installed at the grounding electrode connection in compliance with 250.30(C). In all cases, the point of connection of the grounding electrode conductor shall directly connect to the grounded terminal (generally the neutral) of the separately derived system.

Standard locknuts or bushings shall not be the only means when making a mechanical connection of the raceway(s) to a separately derived system.

Exception No. 1: For systems installed in accordance with 450.6, a single bonding jumper connection to the tie point of the grounded circuit conductors from each power source shall be permitted.

Exception No. 2: The size of the system bonding jumper for a system that supplies a Class 1, Class 2, or Class 3 circuit, and is derived from a transformer rated not more than 1,000 volt-amperes, shall not be smaller than the derived ungrounded conductors and shall not be smaller than 14 AWG copper.

250.62. Grounding electrode conductor material. Amended as follows. The grounding electrode conductor shall be copper. The use of aluminum or copper-clad aluminum wire for the purpose of grounding is prohibited. The grounding electrode conductor shall be solid or stranded, insulated or covered.

250.64. Grounding Electrode Conductor Installation. Amended as follows. Grounding electrode conductors at the service, at each building or structure where supplied by a feeder(s) or branch circuits(s), or at a separately derived system shall be installed as specified in 250.64(C) through (F).

250.68(C)(1). Metallic Water Pipe and Structural Metal. Amended as follows. Grounding electrode conductors and bonding jumpers shall be permitted to be connected at the following locations and used to extend the connection to an electrode(s):

The grounding electrode conductors required by the National Electrical Code shall be enclosed in EMT, IMC OR RMC and run to the street side of the water meter and shall be terminated in a visible and readily accessible location with a "warning Tag". Water meter, valves and similar devices shall have a bonding jumper installed.

Chapter 3 Wiring Methods and Materials

ARTICLE 300

GENERAL REQUIREMENTS FOR WIRING METHODS AND MATERIALS

300.5(G) Raceway Seals. Amended as follows. Conduits or raceways through which moisture may contact live parts shall be sealed at the point of entry to the building or both ends. Spare or unused raceways shall also be sealed. Sealants shall be identified for use with the cable insulation, conductor insulation, bare conductor, shield or other component.

Add. 300.13 Mechanical and electrical continuity-conductors.

(C) Use of stab-lock connections on receptacles is prohibited.

ARTICLE 310

CONDUCTORS FOR GENERAL WIRING

310.106(A) Minimum Size of Conductors. Amended as follows. The minimum size of conductors shall be shown in Table 310.106(A), except as permitted elsewhere in this code. All conductors in buildings other than residential in use must have a minimum size of 12 AWG.

310.106(B). Conductor Material. Amended as follows. All conductors are required to be copper based except for low voltage wiring and service entrance cable. Low voltage wiring and service entrance cable may be aluminum, copper-clad aluminum or copper unless indicated elsewhere in the code.

ARTICLE 312

CABINETS, CUTOUT BOXES, AND METER SOCKET ENCLOSURES

312.8 Switch and overcurrent Device Enclosures with Splices, Taps, and Feed-Through Conductors. Amended as follows. The application of this rule shall be made only with the approval of the Authority having jurisdiction.

ARTICLE 320

ARMORED CABLE: TYPE AC

320. Armored Cable: Type AC. Delete in its entirety.

ARTICLE 324

FLAT CONDUCTOR CABLE: TYPE FCC

324. Flat Conductor Cable: Type FCC. Delete in its entirety.

ARTICLE 330

METAL-CLAD CABLE: TYPE MC

330. Metal-Clad Cable: Type MC. Delete in its entirety.

ARTICLE 334
NONMETALLIC-SHEATHED CABLE: TYPES NM, NMC, AND NMS

334. Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS. Delete in its entirety.

ARTICLE 338
SERVICE-ENTRANCE CABLE: TYPES SE AND USE

338. Service-Entrance Cable: Types SE and USE. Delete in its entirety.

ARTICLE 352
RIGID POLYVINYL CHLORIDE CONDUIT: TYPE PVC

352.10(A), (C), (D), (E), (F) Uses Permitted. Delete in its entirety.

352.12. Uses Not Permitted. Amended as follows.

Add. 352.12 (F). Conduits installed below or in concrete slabs. All conduits that are installed below or in concrete slabs within the perimeters of the foundation wall shall be rigid galvanized metal conduit. This requirement shall apply to all other raceways that are not rigid galvanized metal conduit.

Add. (G) Detached Structures. All conduits that contain conductors for the purpose of supplying electricity to detached structures such as garages, storage sheds, etc., shall be installed in rigid galvanized metal conduit (RMC).

ARTICLE 356
LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT: TYPE LFNC

356. Liquid-tight Flexible Nonmetallic Conduit: Type LFNC. Delete in its entirety.

ARTICLE 358
ELECTRICAL METALLIC TUBING: TYPE EMT

358.12. Uses Not Permitted. Amended as follows. The use of listed electrical metal tubing shall be permitted for both exposed and concealed work. Electrical metal tubing shall not be used:

1. Where, during installation or afterward, it will be subject to severe physical damage.
2. Where protected from corrosion solely by enamel.
3. In cinder concrete or cinder fill where subject to permanent moisture unless protected on all sides by a layer of non-cinder concrete at least 50 mm (2 in.) thick or unless the tubing is at least 450 mm (18 in.) under the fill
4. In any hazardous (classified) location except as permitted by other articles in this code.
5. Dissimilar metals in contact anywhere in the system shall be avoided to eliminate the possibility of galvanic action.
6. In earth or Concrete on or below grade.

**ARTICLE 362
ELECTRICAL NONMETALLIC TUBING: TYPE ENT**

362. Electrical Nonmetallic Tubing: Type ENT. Delete in its entirety.

**ARTICLE 382
NONMETALLIC EXTENSIONS**

382. Nonmetallic Extensions. Delete in its entirety.

**ARTICLE 394
CONCEALED KNOB-AND-TUBE WIRING**

394. Concealed Knob-and-Tube Wiring. Delete in its entirety.

**ARTICLE 396
MESSENGER-SUPPORTED WIRING**

396. Messenger Supported Wiring. Delete in its entirety.

**ARTICLE 398
OPEN WIRING ON INSULATORS**

398. Open Wiring on Insulators. Delete in its entirety.

Chapter 4 Equipment For General Use

**ARTICLE 450
TRANSFORMERS AND TRANSFORMER BAULTS (INCLUDING SECONDARY TIES)**

450.27. Oil-Insulated Transformers Installed Outdoors. Amended as follows. Space separations shall be at least five (5) feet horizontally from a doorway or window and twenty (20) feet from a fire escape.

Chapter 5 Special Occupancies

**ARTICLE 505
ZONE 0, 1, AND 2 LOCATIONS**

505. Class 1, Zone 0, 1, and 2 Locations. Delete in its entirety.

**ARTICLE 525
CARNIVALS, CIRCUSES, FAIRS, AND SIMILAR EVENTS**

525.20(G). Protection. Amended as follows. Flexible cords or cables running on the ground where accessible to the public shall be covered with approved nonconductive mats. Cables and mats shall be arranged so as not to present a tripping hazard.

ARTICLE 552 PARK TRAILERS

552. Park Trailers. Delete in its entirety.

Chapter 6 Special Equipment

ARTICLE 600 ELECTRIC SIGNS AND OUTLINE LIGHTING

600.6(A)(2). Within Sight of the Sign. Amended as follows. The disconnecting means shall be within sight of the sign and as close as practicable or outline system that it controls.

ARTICLE 680 SWIMMING POOLS, FOUNTAINS, AND SIMILAR INSTALLATIONS

680.11. Underground wiring Location. Amended as follows. Underground wiring shall be permitted where installed in IMC OR RMC. Minimum cover depths shall comply with Table 300.5. Exceptions to this rule shall be made only with the approval of the Authority having jurisdiction.

Add. 680.15. Wiring Methods. The use of MC Cable is not permitted for use where referenced in Article 680.

680.21(A). (1) General. Amended as follows. The branch circuits for pool- associated motors shall be RMC. This wiring method shall contain an insulated copper equipment grounding conductor sized in accordance with 250.122 but not smaller than 12 AWG. Exceptions to this rule shall be made only with the approval of the Authority having jurisdiction.

680.23(A)(4). Voltage Limitation. Amended as follows. Lighting luminaires shall not be permitted where the voltage exceeds the low voltage contact limit where installed in swimming pools, fountains, and the like.

Chapter 7 Special Conditions

ARTICLE 700 EMERGENCY SYSTEMS

700.12(F)(2) Installation of Unit Equipment. Amended as follows. 2) Unit equipment shall be permanently fixed in place (i.e., not portable) and shall have all wiring to each unit installed in accordance with the requirements of any of the wiring methods in [Chapter 3](#).

Add. 700.13. Emergency Illumination for the electrical service. Emergency (battery pack) lighting or equivalent shall be installed in each electrical room, closet, or vault, wherever an electrical service is located, or adjacent to any electrical service panel.

**ARTICLE 701
LEGALLY REQUIRED STANDBY SYSTEMS**

701.11(D). Separate Service. Delete in its entirety.

**ARTICLE 720
CIRCUITS AND EQUIPMENT OPERATING AT LESS THAN 50 VOLTS**

Add. 720.12. Water Meter Conduit. In all new construction a metal conduit shall be installed from the water meter location to an outside wall at a point approximately five (5) feet from the front of the building and three (3) feet to five (5) feet in height from the top of the foundation wall, or to a location approved by the Authority having jurisdiction. This conduit is low voltage wiring to a remote reader for the water meter; wiring and reader will be installed by the Department of Public Works.

Informative Annex H. Administration and enforcement. Delete in its entirety.

Sec. 3-51. State of Illinois Plumbing Code

The 2014 State of Illinois Plumbing Code as mandated by the State of Illinois , Title 77 Part 890, and any amendments thereto, or subsequent edition thereof, together with the additions, insertions, deletions, and changes prescribed in this article, is hereby adopted by reference and made a part of this article as if fully set forth herein as the standards, rules and regulations for the design, construction, repair, use and maintenance of buildings and structural appurtenances in the village.

Add. Section 890.610 d) All new plumbing fixtures and irrigation controllers shall bear the WaterSense label (as designated by the U.S. environmental protection agency WaterSense program), when such labeled fixtures are available

Sec. 3-52. State of Illinois Energy Conservation Code

The most current edition of the International Energy Conservation Code as mandated by the State of Illinois , Title 71 Part 600, and any amendments thereto, or subsequent edition thereof, together with the additions, insertions, deletions, and changes prescribed in this article, is hereby adopted by reference and made a part of this article as if fully set forth herein as the standards, rules and regulations for the design, construction, repair, use and maintenance of buildings and structural appurtenances in the village.