Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

BOARD OF TRUSTEES
SPECIAL BOARD MEETING AGENDA
TUESDAY, JANUARY 28, 2025
7:00 PM
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK

1. **CALL TO ORDER**

2. **ROLL CALL/QUORUM ESTABLISHED**

3. **PUBLIC COMMENTS –** *Any resident wishing to address the Board may do so according to the guidelines set forth in the "Rules for Public Comments at Public Meetings" handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an e-mail to villageclerk@villageofmaplepark.com in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting. Time Limit: 5 minutes per speaker.*

4. **ORDINANCES**

   A. **ORDINANCE 2025-01 AN ORDINANCE AMENDING TITLE 10, "BUILDING AND DEVELOPMENT REGULATIONS," CHAPTER 1, "BUILDING AND CONSTRUCTION CODES" OF THE MAPLE PARK VILLAGE CODE**

   This ordinance deletes Chapter 1 "Building and Construction Codes" in Title 10, "Building and Development Regulations," in its entirety and replaces it with an updated Chapter 1 "Building and Construction Codes" based on a recent change in the state building code regulation requirements.

5. **OTHER BUSINESS**

6. **ADJOURNMENT**

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2025-01

AN ORDINANCE AMENDING TITLE 10, "BUILDING AND DEVELOPMENT REGULATIONS," CHAPTER 1, "BUILDING AND CONSTRUCTION CODES" OF THE MAPLE PARK VILLAGE CODE

ADOPTED BY

THE BOARD OF TRUSTEES

OF THE

VILLAGE OF MAPLE PARK

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Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this 7th day of January, 2025.

ORDINANCE NO. 2025-01

AN ORDINANCE AMENDING TITLE 10, "BUILDING AND DEVELOPMENT REGULATIONS," CHAPTER 1, "BUILDING AND CONSTRUCTION CODES" OF THE MAPLE PARK VILLAGE CODE

WHEREAS, the Village of Maple Park, DeKalb and Kane Counties, Illinois is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and,

WHEREAS, the State of Illinois recently passed Public Act 103-0510, imposing certain state requirements taking effect on January 1, 2025, which require updating of such building regulation codes to more current standards; and

WHEREAS, the President and Board of Trustees of the Village of Maple Park believe it is in the best interest of the health, safety, and welfare of its citizenry to adopt the versions and codes identified and referenced herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Maple Park as follows:

SECTION 1. That Title 10, "Building and Development Regulations," Chapter 1, "Building and Construction Codes" of the Maple Park Village Code shall be deleted in its entirety and replaced with Exhibit A attached hereto and incorporated herein.

SECTION 2. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect 30 days from and after its passage and approval and publication as required by law.

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PASSED this 7th day of January, 2025, pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 7th day of January, 2025.

SEAL

_____
Suzanne Fahnestock, Village President

ATTEST:

_____
Caryn Minor, Village Clerk

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CLERK' S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, Caryn Minor, certify that I am the duly appointed and acting municipal Village Clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the 7th day of January, 2025, the Board of Trustees of the Village of Maple Park passed and approved **AN ORDINANCE AMENDING TITLE 10, "BUILDING AND DEVELOPMENT REGULATIONS," CHAPTER 1, "BUILDING AND CONSTRUCTION CODES" OF THE MAPLE PARK VILLAGE CODE.**

Dated at Maple Park, Illinois, this 7th day of January, 2025.

(SEAL)

_____
Caryn Minor, Village Clerk

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Exhibit A
Ordinance 2025-01

Chapter 1
BUILDING AND CONSTRUCTION CODES

10-1-1: BUILDING CODE
10-1-2: INTERNATIONAL BUILDING CODE
10-1-3: INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS
10-1-4: INTERNATIONAL FIRE CODE
10-1-5: INTERNATIONAL PLUMBING CODE
10-1-6: INTERNATIONAL MECHANICAL CODE
10-1-7: INTERNATIONAL FUEL GAS CODE
10-1-8: INTERNATIONAL SWIMMING POOL AND SPA CODE
10-1-9: INTERNATIONAL EXISTING BUILDING CODE
10-1-10: INTERNATIONAL PROPERTY MAINTENANCE CODE
10-1-11: NATIONAL ELECTRICAL CODE
10-1-12: ILLINOIS PLUMBING CODE
10-1-13: BUILDING PERMIT AND PLAN REVIEW FEES
10-1-14: GRADING AND DRAINAGE PLANS REQUIRED
10-1-15: OCCUPANCY CERTIFICATES; SECURITY DEPOSIT REQUIRED
10-1-16: BUILDING AND LOT NUMBERING
10-1-17: INSPECTION
10-1-18: PENALTY

10-1-1: BUILDING CODE

A. Building Codes Adopted

There is hereby adopted by reference as the Building Code for the Village of Maple Park, the International Code Council (ICC) Building Codes, 2021 Edition, one copy of such rules and regulations in book form has been filed in the office of the Village Clerk for use and examination by the public at least thirty (30) days prior to the adoption of this Ordinance and shall there be kept available for public use, inspection, and examination. The Building Code for the Village of Maple Park shall regulate and govern the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Village of Maple Park are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the

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additions, insertions, deletions and changes, if any, prescribed within each Section of this ordinance.

Adopted Codes

International Building Code - 2021 Edition
International Residential Code for One-and Two-Family Dwellings - 2021 Edition
International Energy Conservation Code – Current Edition with State of Illinois Amendments
International Fire Code - 2021 Edition
International Plumbing Code - 2021 Edition
International Mechanical Code - 2021 Edition
International Fuel Gas Code - 2021 Edition
International Swimming Pool and Spa Code - 2021 Edition
International Existing Building Code - 2021 Edition
International Property Maintenance Code - 2021 Edition
National Electrical Code - 2023 Edition
Illinois Plumbing Code – Current Edition
NFPA 101 Life Safety Code – Current Edition, as it applies to state buildings, state licensed facilities, and other occupancies under the purview of the OSFM.
Illinois Accessibility Code - Current Edition
ADA Standards for Accessible Design – 2010 Edition
Illinois Radon Resistant Construction Act - Current Edition
Illinois Elevator Safety Act - Current Edition
Illinois Smoke Detector Act - Current Edition
Illinois Carbon Monoxide Alarm Detector Act - Current Edition
Illinois Electric Vehicle Charging Act – Current Edition
Illinois Urban Manual – Current Edition

B. Amendments

10-1-2: International Building Code
10-1-3: International Residential Code for One-and Two-Family Dwellings
10-1-4: International Fire Code
10-1-5: International Plumbing Code
10-1-6: International Mechanical Code
10-1-7: International Fuel Gas Code
10-1-8: International Swimming Pool and Spa Code
10-1-9: International Existing Building Code
10-1-10: International Property Maintenance Code
10-1-11: National Electrical Code
10-1-12: Illinois Plumbing Code

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

C. Enforcing Officers

Inspection powers and enforcement duties for all codes contained herein shall be assigned as follows:

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Plumbing Code: The Plumbing Inspector, or in his absence an Illinois Licensed Plumber appointed by the Code Official or his/her designee, shall enforce all codes and regulations governed by the current edition of the Illinois Plumbing Code.

Electrical Code: The Code Official or his/her designee shall enforce all codes and regulations of the currently adopted editions of the National Electrical Code.

Fire Code: The Code Official / Fire Chief or his/her designee shall enforce all codes and regulations of the currently adopted editions of the International Fire Code.

Property Maintenance Code: The Code Official / Fire Chief / Police Chief or his/her designee shall enforce all codes and regulations of the currently adopted editions of the International Property Maintenance Code.

All other Codes: The Code Official / Fire Chief / Police Chief or his/her designee shall enforce all other adopted codes and regulations, as applicable.

10-1-2: INTERNATIONAL BUILDING CODE

The following sections of the International Building Code, 2021 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 Maple Park."

101.4.3 Plumbing. Shall be amended to replace 101.4.3 with the following:

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. Shall be amended to replace 101.4.6 with the following:

The provisions of the Illinois Energy Conservation Code – current edition shall apply to all matters governing the design and construction of buildings for energy efficiency.

102 Applicability. Shall be amended to add the following new sections 102.7 and 102.8:

102.7 Electrical. All references within this code to “ICC Electrical Code” shall be deleted in their entirety and, in lieu thereof, the following language shall be substituted: currently adopted edition of the NFPA 70 National Electric Code with local amendments.

R102.8 Plumbing. The provisions of the International Plumbing Code shall apply only to Chapter 11, Storm Drainage and Section. All references within this code to the ICC plumbing code shall be deemed changed to read “the current Illinois Plumbing Code”, as currently adopted, prepared and published by the Illinois Department of Public Health" with local amendments.

109.2 Schedule of permit fees. Shall be amended to replace 109.2 with the following:

The fees for each plan examination, building permit and inspections, and administrative costs associated with the issuance and supervision of permits shall be as prescribed in the 10-1-13 Building permit and plan review fees.

707.3 Fire resistant rating: Shall be amended to add the following new section 707.3.11 and the exception:

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707.3.11 Fire barriers in multi-tenant buildings. Each unit having its own entrance within a multi-tenant commercial building shall be separated by fire barrier having a minimum of an approved 2-hour rated UL listed assembly which shall extend vertically from the foundation to the underside of the roof sheathing.

Exception: Existing fire barriers that are not required to have a minimum 2-hour rated UL listed assembly in accordance with Table 707.3.10.

903.2.8 Group R. Shall be amended to add the following exception:

Exception: Buildings which do not exceed two stories above grade with a maximum of six dwelling units per building. Exposed (i.e. look-out) basements, shall be considered a story above grade where the finished surface of the floor above the basement floor is more than 6' above the lowest grade elevation adjoining the building for more than 50% of the total building perimeter.

1008.3.3 Rooms and spaces. Shall be amended to replace subparagraph 5 with the following:

5. All public restrooms.

Chapter 11 Accessibility. Shall be deleted in its entirety and replaced with the Illinois Accessibility Code and ADA Standards for Accessible Design – 2010 Edition.

Chapter 13 Energy efficiency. Shall be deleted in its entirety and replaced with the 2021 International Energy Conservation Code with State of Illinois Amendments.

1608.2. Ground Snow Loads. Shall be amended to replace 1608.2 with the following:

The design snow load for the Village of Maple Park shall be 30 psf.

1612.3 Establishment of flood hazard area. Shall be amended as follows:

Insert "Village of Maple Park" and "current edition" for name of jurisdiction and date of issuance.

1807.1.6.2 Concrete foundation walls. Previous amendment shall be deleted.

1807.1.6.3 Masonry foundation walls. Previous amendment shall be deleted.

1808 Concrete foundations. Shall be revised to add the following new section 1808.10:

1808.10 Frost footings. The minimum depth of frost footings shall be 42 inches below grade. Where applicable, the requirements of Sections 1809.4 and 1809.5 shall be satisfied. The minimum width of frost footings shall be 16 inches.

Chapter 27 Electrical. Shall be deleted in its entirety.

Chapter 29 Plumbing Systems. Shall be deleted in its entirety.

3002.4 Elevator to accommodate ambulance stretcher. Shall be amended to replace 3002.4 with the following:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, not fewer than one elevator shall be provided for fire department access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches in height and shall be placed inside on both sides of the hoist way door frame.

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Exception: Compliance with this code amendment may not be required in existing buildings based on a review by the AHJ of the proposed use and occupancy classification, means of egress (exit access, the exit and exit discharge), stairwell configuration and technical feasibility. Where compliance with this section is technically infeasible, fire department access shall be provided to the maximum extent that is technically feasible and shall provide adequate space to accommodate the safe movement of an ambulance stretcher by emergency personnel.

10-1-3: INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

The following sections of the International Residential Code for One and Two-Family Dwellings, 2021 Edition are hereby amended as follows:

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

R102 Applicability: Shall be amended to add the following new Sections R102.8 and R102.9:

R102.8 Electrical. All references within this code to the ICC electrical code shall be deleted in their entirety and in lieu thereof, the following language shall be submitted: currently adopted edition of the NFPA 70 National Electric Code with local amendments.

102.9 Plumbing. The provisions of the International Plumbing Code shall apply only to Chapter 11, Storm Drainage and Section. All references within this code to the ICC plumbing code shall be deemed changed to read “the current Illinois Plumbing Code”, prepared and published by the Illinois Department of Public Health" with local amendments.

R106.1 Submittal Documents shall be revised to replace R106.1 with the following:

Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

R201 Definitions. The stated definition of Townhouse shall be deleted and replaced with:

TOWNHOUSE. A single-family dwelling unit constructed in a group of 3, 4, 5 or 6 attached units in which each unit extends from foundation to roof and with open space on at least two sides. Dwelling units where more than six units are attached shall be governed by code provisions applicable to multiple family dwellings.

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R301.2 Climactic and geographic design criteria. Insert as follows:

TABLE R301.2(1) Climatic and Geographic Design Criteria. Amended as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	CLIMATE ZONE	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP
	Speed[d] (mph)	Topographic effects[k]	Special Wind Region[l]	Windborne Debris Zone[m]			Weathering[a]	Frost Line Depth[b]	Termite[c]					
30 psf	115	No	No	No	A	5A	Severe	42"	Moderate /Heavy	-4°F	Yes	See Local	See Table	See Table

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 C34, C55, C62, C73, C90, C129, C145, C216 or C652.

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(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.

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: 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 flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps 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, 8905.7.3.1, 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(2), 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, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figures R301.2(3) and R301.2(4).

R302.2 Townhouses. Shall be amended to replace 302.2 with the following:

Each townhouse, as defined in this code, shall be constructed as a separate single-family dwelling unit and shall be separated by a minimum of an approved 2-hour rated UL listed assembly which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. The number of single-family dwelling units attached in this manner shall not exceed six (6). Floor/ceiling assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing and shall extend the full length of the common wall. The number of single-family dwelling units attached in this manner shall not exceed six (6).

Exception: When the complete building is provided with an approved residential fire sprinkler system, an approved 1-hour rated UL listed assembly wall can substitute for the 2-hour rated UL listed assembly wall.

R302.3 Two-family dwellings. Shall be amended to replace 302.3 with the following:

Dwelling units in two-family dwellings shall be constructed as a separate single-family dwelling unit and shall be separated by a minimum of an approved 2-hour rated UL listed assembly wall or similar materials, which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. Floor/ceiling assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing and shall extend the full length of the common wall.

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Exception: When the complete building is provided with an approved residential fire sprinkler system, an approved 1-hour rated UL listed assembly wall can substitute for the 2-hour rated UL listed assembly wall.

R302.6 Dwelling-garage fire separation. Shall be amended to replace 302.6 with the following:

The garage shall be separated from the residence and any attic area by not less than 5/8-inch type X gypsum board applied to the garage side and taped with a minimum one coat of approved joint tape and compound. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by not less than 5/8-inch type X gypsum board with one coat of approved joint tape and compound or equivalent.

R302.13 Fire protection of floors. Shall be amended to replace 302.13 with the following:

All exposed engineered wood framing **and** framing less than 2"x 10" nominal dimension shall be protected (on the bottom/ceiling side) with ½" drywall or 5/8" plywood.

Exception 4. Shall be amended to replace Exception 4 with the following:

Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2x10-inch nominal dimension, other approved floor assemblies demonstrating equivalent fire performance or fire-retardant paint in accordance with ICC-ES AC14, as published by ICC Evaluation Services.

R309.1 Floor surface. Shall be amended to replace 309.1 with the following and add the exception:

Garage and carport floor surfaces shall be of approved noncombustible material. 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 four (4) inch concrete curb to protect separation wall from liquids.

Exception: Garage floors with a slope of 1.5% grade that continues to slope from the garage floor down the driveway are not required to have a four (4) inch gas curb.

R310.4.4 Bars, Grilles, Covers and Screens shall be revised to replace R310.4.4 with the following:

All area wells shall be fitted with bars, grilles or covers rated for a minimum of 250 lbs. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with Sections R310.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key or tool or force greater than that required for the normal operation of the escape and rescue opening.

R313.1 Townhouse automatic fire sprinkler systems. Shall be amended to add Exceptions 1 and 2:

An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. An automatic fire sprinkler shall not be required for buildings which do not exceed two stories above grade and/or a maximum of six dwelling units per building. Exposed (i.e. look-out) basements, shall be considered a story above grade where the finished surface of the floor above the basement floor is more than 6'

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above the lowest grade elevation adjoining the building for more than 50% of the total building perimeter.

2. An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. Shall be deleted in its entirety.

R317.1.3 Wood columns. Shall be amended to add the following new Section 317.1.3:

Posts, poles, and columns supporting structures that are embedded in concrete, in direct contact with the earth or are embedded in concrete exposed to the weather are prohibited.

R402.1 Wood foundations. Sections 402.1, 402.1.1 and 402.1.2 shall be deleted in their entirety.

R403.1.1 Minimum size. Shall be amended to replace 403.1.1 with the following:

Minimum sizes for concrete and masonry footings shall be as follows:

1. Footing width shall be a minimum of 16 inches for wood frame walls above and 20 inches for wood frame walls with brick veneer above, or as specified by a licensed design professional.
2. Footing depth shall be a minimum of 8 inches for wood frame walls above and 10 inches for wood frame wall with brick veneer above, or as specified by a licensed design professional.
3. Unless soil conditions warrant a greater width or as specified by a licensed design professional, footing projections shall be equal to ¼ the width of the footing and the wall must be centered on the footing.
4. Single story structures may be placed on 12-inch wide by 42-inch-deep trench footing. Footing thickness shall be a minimum of 8-inches or the same depth as the wall thickness, whichever is greater, or as specified by a licensed design professional.

403.1.1.1 Minimum size. Shall be amended to replace 403.1.1.1 with the following:

The minimum size of footings supporting piers and columns shall be thirty-six (36) inches by thirty-six (36) inches square by twelve (12) inches thick, or as specified by a licensed design professional.

R403 Footings. Shall be amended to add the following new Section 403.3.5:

R403.3.5 Detached garages or sheds. The code official may approve a continuous slab on ground foundations which are located where adequate subsoil drainage frost protection is provided and the following conditions are met:

1. The structure is non-occupiable, unconditioned, detached, of Use Groups S or U, does not contain any masonry and does not exceed (1) one story or 20 feet in height.
2. The area of the structure is 900 square feet or less.
3. The slab/foundation must bear on a gravel base consisting of a minimum of 4” of crushed limestone.
4. The slab shall be constructed using a minimum 6 bag mix with a minimum compressive strength of 3000 pounds at 14 days.

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5. To control cracking, 6 x 6 x 10-gauge wire mesh shall be placed at mid-depth below the surface of the slab and the slab shall be tooled or saw-cut to a depth of 1" into relatively equal areas not to exceed 12' x 12'.
6. The perimeter of the slab shall be thickened to a minimum of 12" vertically, 6" horizontally at the bottom, sloped at a 45-degree angle to the slab base and reinforced with 1 (one) #4 rebar within the entire perimeter of the slab.
7. The center of the slab shall be a minimum of 4" thick.

R404.1.3.2 Reinforcement for foundation walls. Shall be amended to replace 404.1.3.2 with the following:

All foundation walls subject to unbalanced backfill shall be provided with properly installed continuous reinforcement equivalent to two (2) #4 reinforcing within twelve (12) inches of the top of the foundation.

R404.1.6 Height above finished grade. Previous amendment shall be deleted.

R404.3 Wood sill plates. Shall be amended to replace 404.3 with the following:

Wood sill plates that rest upon a concrete floor or foundation must be CCA treated or naturally protected lumber. Sill plate anchorage shall be in accordance with Sections R403.1.6 and R602.11.

R405.1 Foundation drainage. Shall be amended to replace 405.1 with the following:

Perforated footing tile shall be provided around the interior and exterior sides of concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade.

R408 Under floor space. Shall be revised to add the following new Section 408.9:

R408.9 Crawl Space Floor. A minimum of a 2-inch-thick slush coat of poured concrete shall be installed over a minimum of 4-inch-thick stone in the crawl space, with a minimum of a six (6) mil thick polyethylene film moisture barrier with all joints lapped a minimum of 6-inches.

Table R503.2.1.1(1). ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANELS FOR ROOF AND SUBFLOOR SHEATHING AND COMBINATION SUBFLOOR UNDERLAYMENT. Shall be amended to add the following new Footnote M:

m. For existing structures with 3/8-inch plywood sheathing: Where more than fifty (50) percent has deteriorated and is no longer structurally sound as determined by the authority having jurisdiction, all roof sheathing shall be replaced with 7/16-inch grade-stamped sheathing.

R504 Pressure-preservative treated wood floors (On ground). Shall be deleted in its entirety.

R506.1 General. Shall be amended to replace 506.1 with the following:

Concrete slab-on-ground garage floors shall be minimum 4-inches thick with a minimum of 6 x 6 10-gauge wire mesh placed at mid-depth below the surface of the slab. Fiber mesh can be used in lieu of wire mesh. The minimum compressive strength of concrete shall be 3000 pounds at 14 days.

R506.2.2 Base. Shall be amended to replace 506.2.2 with the following:

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The sub-base for poured concrete garage floors shall be undisturbed inorganic soil. All fill material shall be clean graded sand, crushed stones, or gravel. The use of any soils, discarded concrete and/or discarded asphalt as fill material is prohibited.

506.2.3 Vapor retarder under concrete slab. Shall be amended to replace 506.2.3 with the following:

A minimum 6-mil (0.010 inch; 0.254 mm) vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

Exception: The vapor retarder is not required for the following:

1. Garages, utility buildings and other unheated accessory structures.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 square meters) and carports.
3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where approved by the building official, based on local site conditions.

R908.2.1 Roof sheathing. Shall be revised to add the following new section 908.2.1:

R908.2.1. For existing structures with 3/8-inch plywood sheathing: Where more than fifty (50) percent has deteriorated and is no longer structurally sound as determined by the authority having jurisdiction, all roof sheathing shall be replaced with 7/16-inch grade-stamped sheathing.

Part IV Energy conservation. Shall be amended to replace Part IV with the following:

The provisions of the Illinois Energy Conservation Code – current edition shall apply to all matters governing the design and construction of buildings for energy efficiency.

M1401 General. Shall be amended to add the following new Section M1401.6:

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

M1504 Exhaust ducts and exhaust openings. Shall be amended to add the following new Section M1504.4:

M1504.4 Bath fan venting. Flexible air ducts shall be limited in length to fourteen (14) 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.

M2005.4 Supplemental water-heating devices. Shall be deleted in its entirety.

P2501.1 Scope. Shall be amended to replace 2501.1 with the following:

The provisions of this chapter and the current Illinois Plumbing Code, including local amendments, shall govern the installation of plumbing. All work shall be performed by State of Illinois licensed plumbers in accordance with the Plumbing Licensing Act.

PART VII PLUMBING. The following chapters shall be deleted in their entirety:

Chapter 25: Plumbing Administration, except amendments to P2501.1 Scope.
Chapter 26: Plumbing Requirements
Chapter 27: Plumbing Fixtures

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Chapter 28: Water Heaters
Chapter 29: Water Supply and Distribution
Chapter 30: Sanitary Drainage
Chapter 31: Vents
Chapter 32: Traps

E3401.1 Applicability. Shall be amended to replace E3401.1 with the following:

All electrical systems, equipment and components shall comply with the currently adopted edition of the NFPA 70 National Electric Code.

PART VIII ELECTRICAL. The following chapters shall be deleted in their entirety:

Chapter 34: General Requirements
Chapter 35: Electrical Definitions
Chapter 36: Services
Chapter 37: Branch Circuit and Feeder Requirements
Chapter 38: Wiring Methods
Chapter 39: Power and Lighting
Chapter 40: Devices and Luminaires
Chapter 41: Appliance Installation
Chapter 42: Swimming Pools
Chapter 43: Class 2 Remote-Control Signaling and Power-Limiting Circuits

APPENDIX F RADON GAS CONTROLS. Shall be amended to add the following new Section AF103.4.4:

AF103.4.4 Sumps. Sumps open to soil or serving as the termination point for sub slab or exterior drain tile loops shall be covered with a gasketed or sealed lid. Sumps used as a floor drain shall have a lid equipped with a trapped inlet. Sumps shall have a minimum 1-1/2" diameter vent connected to the radon vent pipe.

AF 103.5 Drain tile and sump used for depressurization. Shall be amended to replace AF 103.5 with the following:

As an alternative to inserting a vent pipe into a "T" fitting, a vent pipe shall be permitted to be inserted directly into an interior perimeter drain tile loop where the drain tile or sump is exposed to the gas-permeable layer.

AF103.12 Power source. Shall be amended to replace AF 103.12 with the following:

In new construction, a simplex receptacle shall be installed in the attic within five (5) feet of the vertical riser.

APPENDIX I PRIVATE SEWAGE DISPOSAL. Shall be deleted in its entirety.

10-1-4: INTERNATIONAL FIRE CODE

The following sections of the International Fire Code, 2021 Edition are hereby amended as follows:

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

[A] 104.1 Enforcement Officer. Shall be amended to replace [A] 104.1 with the following: It shall be the duty and responsibility of the Code Official / Fire Chief or his/her 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."

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307.1.1 Open burning. Shall be amended to replace 307.1.1 with the following:

Open burning shall be prohibited within the Village of Maple Park corporate boundaries.

Exceptions:

1. Recreational fires in accordance with Section 5-9-2 of the Maple Park Municipal Code.
2. As approved by the Fire Code Official.

308.1.4 Open-flame cooking devices. Shall be amended to replace 308.1.4 with the following:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

308.1.6.3 Sky Lanterns. Shall be amended to replace 308.1.6.3 with the following:

A person shall not release or cause to be released sky lanterns or any other airborne flame producing device.

506 Key boxes. Shall be amended to replace 506 with the following:

1. **Key lock box required.** Key Lock Box systems shall be installed on all new commercial and/or manufacturing/industrial property and all existing commercial and/or manufacturing/industrial buildings which undergo remodel that would require the issuance of a building permit. In commercial structures that have multiple occupancies a Knox Box shall be required for each storefront. In addition, a Knox Box shall be required for multi-family residential structures that have restricted access through locked doors and have a common corridor for access to the living units.
2. **Key box.** When properties in the Fire Protection District are required to have a key box, a Knox or other UL approved box, the property owner shall purchase and install the key box and the Code Official / Fire Chief or his/her designee, shall approve:
    a. The equipment being installed; and,
    b. The location where the equipment is being installed.
3. **Contents.** The key box shall contain:
    a. Keys to locked points of ingress whether on the interior or exterior of such buildings;
    b. Keys to locked mechanical equipment rooms;
    c. Keys to locked electrical rooms;
    d. Keys to elevator controls;
    e. Keys necessary to operate fire alarm control panels;
    f. Keys to other areas as directed by the Fire Department.

804.1.1 Testing in accordance with NFPA 286. Shall be deleted in its entirety.

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903.2.11.1 Stories without openings. Shall be amended to add the following new #3:

3. An interior stairway that conforms to requirements of Section 1005 with a fire separation assembly enclosure of not less than 1 hour, which has a door directly to the exterior and the stairway does not connect more than two (2) stories.

The basement or windowless story floor level shall be fifteen (15) feet (4572 mm) or less vertically from the exterior door threshold level and the door threshold shall be within ten (10) feet (3048 mm) of grade. Interior stair doors or openings shall be provided in each fifty (50) linear feet (15240 mm) or fraction thereof on at least one side of the basement or windowless story.

906.3 Size and distribution. Shall be amended to replace 906.3 with the following:

A portable fire extinguisher shall be installed in the following locations in accordance with NFPA 10 and in the additional locations specified in 906.1 of the International Fire Code.

FIRE EXTINGUISHER REQUIREMENTS		
Use Group	**Minimum Size**	**Max. Travel Distance to Extinguisher**
Groups A, B, E, I-1, I-2, M, R-1, R-2, U	2A40BC	75 feet and located near every exit
Groups F & S	3A40BC	75 feet and located near every exit
Group H	4A60BC	30 feet and located near every exit
Group R-1 and R-2	2A40BC	75 feet and located in each common hallway and common habitable area
Cooking areas in Groups R-1, R-2, and R-4	1A10BC	In each kitchen area
Other	As deemed necessary by Code Official	As deemed necessary by Code Official

912.6 Backflow protection. Shall be amended to replace 912.6 with the following:

A water supply serving a fire suppression system shall be protected against backflow as required by the Illinois Plumbing Code, Current Edition.

5601.1.3.1 Indoor pyrotechnic special effects. Shall be amended to add the following new #3:

The display of pyrotechnic special effects within indoor areas shall be prohibited.

5601.2.2 Sale and retail display. Shall be amended to replace 5601.2.2 with the following:

Persons shall not construct a retail display nor offer for sale explosives, explosive materials, or fireworks (1.3G or 1.4G).

5608.1 General. Shall be amended to replace 5608.1 with the following:

Outdoor fireworks displays. The use of pyrotechnics before a proximate audience and pyrotechnic special effects in motion picture, television, theatrical, and group entertainment productions shall be reviewed and approved by the Fire Code Official and shall comply with Section 5608.2 through 5608.10, NFPA 1123, NFPA 1126 and all governing federal, state, and local laws and ordinances.

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10-1-5: INTERNATIONAL PLUMBING CODE

The following sections of the International Plumbing Code, 2021 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 Maple Park."

101.2 Scope. Shall be amended to replace 101.2 with the following:

> 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."

1101.2 Inside storm drainage conductors. Shall be amended to add the following new Section 1101.2.1:

> **1102.2.1 Window well and areawell drains.** No window well or areaway drains shall be connected to the sanitary sewer system. (1988 Code §22.106)

1104.2 Floor drains. Shall be amended to add the following new Section 1104.2.1:

> **1104.2.1 Floor drain connection.** All interior floor drains shall be connected to the sanitary sewer system. (1988 Code §22.104)

1105 Roof drains. Shall be amended to add the following new Section 1105.3:

> **1105.3 Downspouts.** All downspouts or roof drains shall discharge onto the ground or be connected to storm sewer. No downspouts or roof drains shall be connected to the sanitary sewers. (1988 Code §22.102)

1112.1 Building subdrains. Shall be amended to add the following new Section 1112.1.1:

> **1112.1.1 Footing drains.** Footing drains shall be connected to sump pump receptors and sump pump discharge shall be made into storm sewers by approved underground piping when storm sewers are available on the property. When storm sewers are not available on the property, discharge may be upon the ground to a drain swale or ditch. No footing drain discharge shall be upon a public way or into the sanitary sewer system. (Ord. 95.67, 1-22-1996)

1113.1 Pumping system. Shall be amended to add the following new Section 1113.1.5:

> **1113.1.5 Sump pumps.** Sump shall be used for one function only, either the discharge of stormwaters or the discharge of sanitary sewage. (1988 Code §22.105)

10-1-6: INTERNATIONAL MECHANICAL CODE

The following sections of the International Mechanical Code, 2021 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 Maple Park."

603.6.1.1 Duct length. Shall be amended to replace 603.6.1.1 with the following:

> Flexible air ducts shall be limited in length to fourteen (14) 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.

603.6.2.1 Connector length. Shall be amended to replace 603.6.2.1 with the following:

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Flexible air connectors shall be limited in length to fourteen (14) feet overall from termination point and contain no more than the equivalent of one 90 degree turn with no offset greater than 45 degrees. All flexible air connectors shall be of the insulated type. Flexible ducts shall only be used for branches.

918 Forced air warm furnaces. Shall be amended to add the following new Section 918.7:

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

10-1-7: INTERNATIONAL FUEL GAS CODE

The following sections of the International Fuel Gas Code, 2021 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 Maple Park."

404.2 CSST. Shall be amended to add the following new Section 404.2.1:

404.2.1 Corrugated stainless steel tubing. Corrugated stainless steel tubing (CSST) shall not be installed underground and/or outdoors.

404.3 Prohibited locations. Shall be amended to replace 404.3 with the following:

Piping shall not be installed in or through a ducted supply, return or exhaust, or a clothes chute, chimney or gas vent, dumbwaiter or elevator shaft. Piping installed downstream of the point of delivery shall not extend through any townhouse or residential unit other than the unit served by such piping.

404.9 Above-ground outdoor piping. Shall be amended to add the following new Section 404.9.1:

404.9.1. Roof locations. Gas piping installed on roof surfaces shall be painted yellow. Paint and application method shall be approved by the code official.

503.4.1 Plastic piping. Shall be amended to add the following new Section 503.4.1.2:

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

1. In clothes dryers as a transitional exhaust duct hook-up.
2. 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.

10-1-8: INTERNATIONAL SWIMMING POOL AND SPA CODE

The following sections of the International Swimming Pool and Spa Code, 2021 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 Maple Park."

10-1-9: INTERNATIONAL EXISTING BUILDING CODE

The following sections of the International Existing Building Code, 2021 Edition are hereby revised as follows:

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

10-1-10: INTERNATIONAL PROPERTY MAINTENANCE CODE

The following sections of the International Property Maintenance Code, 2021 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 Maple Park."

10-1-11: NATIONAL ELECTRICAL CODE

The following sections of the National Electrical Code, 2023 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 Maple Park."

Listing, Labeling. Previous amendment shall be deleted.

210.8(A) Shall be amended to add the following Exception No. 5:

> **Exception No 5: Sump Pumps/Ejector Pumps**. All sump pumps and ejector pumps shall be served by a simplex receptacle and no GFCI protection is required.

210.11(C)(3) Bathroom Branch Circuits. Shall be amended to add the following clarification:

> The 20 A GFCI circuit required in bathrooms shall serve a single bathroom.

210.12(B) Dwelling Units. Shall be amended to add the following Exception No. 3:

> **Exception No. 3:** Arc fault protection is not required for sump pumps, ejector pumps, furnaces, main kitchen refrigerators, freezers or any circuit as approved by the electrical inspector.

210.19(C) Household Ranges and Cooking Appliances. Shall be amended to add the following new (1):

> (1) All microwaves shall be served by a 20A dedicated circuit.

210.52(C)(2) Island and Peninsular Countertops and Work Surfaces. Shall be amended to add the following exception:

> **Exception:** Island receptacles shall be permitted to be mounted not more than 8” below the countertop and not covered by more than 6” of overhang.

250.53(A)(2) Supplemental Electrode Required. Shall be amended to delete the Exception. A second ground rod shall be required.

ADD 300.1 Mixed use and occupancy buildings. Shall be amended to add the following new (D):

> (D) The entire mixed use and occupancy building shall be wired by the most restrictive code.

314.27(A)(2) Ceiling Outlets. Shall be amended to add the following:

> In all habitable rooms with a ceiling fixture (other than recessed fixtures, smoke detectors or carbon monoxide detectors), a box rated for ceiling fan support shall be installed.

320 Armored Cable: Type AC. Shall be deleted in its entirety.

334.10 Uses permitted. Shall be deleted and amended to add the following:

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Type NM and Type NMC cables shall be permitted only in R-2, R-3, and R-4 structures (as defined by the International Building Code) not exceeding three floors above grade.

338 Service-Entrance Cable; Type SE and USE. Shall be deleted and amended to add the following:

Type SE cables shall only be permitted to be used in temporary wiring in accordance with NEC Article 590.

10-1-12: ILLINOIS PLUMBING CODE

The following sections of the Illinois Plumbing Code, 2014 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 Maple Park."

Section 890.180 Sewer and Water Pipe Installation. Shall be amended to add the following subsection h):

h) All buried nonmetallic water service pipe shall be installed with a parallel tracer wire per city specifications to be used for locating the pipe after burial.

Section 890.1130 Protection of Potable Water. Shall be amended to add the following subsection c) 1):

c) 1) Any Building intended for use other than as a residential dwelling shall have a properly sized Reduced Pressure Zone Backflow Prevention Assembly installed immediately downstream of the water meter. Results of the initial test of the RPZ assembly must be submitted to the Maple Park Water Department (or its designated agent), and a copy forwarded to the building department, prior to final occupancy.

Section 890.1150 Water Service Pipe Installation. Shall be amended to replace subsection a) 3) with the following:

a) 3) The minimum depth for any water service pipe shall be 66 inches.

Section 890.1200 Water Service Sizing. Shall be amended as follows:

Subsection a) - Delete “Water service pipe and fittings shall be at least ¾ inch diameter” and replace with “Water service pipe and fittings shall be at least 1 inch diameter”.

890.1210 Design of a Building Water Distribution System. Shall be amended to add the following subsection j):

j) All new family dwellings shall have provisions made for water softener installation. The piping shall have a three (3) valve bypass arranged to provide softened water to all fixtures except for outside lawn hydrants, sill cocks, and cold-water supply to kitchen sink. Connections and provisions shall be made for a properly sized and vented drain within five (5) feet of water softener. Bypass connections for future use shall be connected to form a continuous loop. Exceptions must be requested in writing to the Building and Engineering department.

890.1360 Sanitary Wastes below Sewer. Shall be amended as follows:

Delete a) 1) and replace with:

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In all new buildings with plumbing fixtures or drains located below the outside grade, and buildings undergoing renovation to the plumbing system below the outside grade, such fixtures or drains shall discharge into a gas-tight, covered and vented sump from which the waste shall be lifted and discharged into a sanitary waste drain by automatic sewage ejection pumping equipment (overhead sewer). (See Appendix J. Illustration K.)

Delete subsection b) and replace with:

Design. Sump and pumping equipment shall be designed and installed to discharge, during the pumping cycle, all contents (including future rough-in fixtures) accumulated in the sump except for sump contents that must remain in the sump for the continued proper operation of the pumping equipment (e.g., contents needed to submerge or prime the pump) according to the manufacturer's recommendations.

Section 890.1370 Floor Drains. Shall be amended to add the following subsection a) 6).

a) 6) When installed above living and/or occupied areas, water heaters and/or clothes washing machines shall have impervious flooring and a floor drain (minimum 2" diameter) installed in the same room as the appliance. Alternatively, the appliance may be equipped with a safe pan with a minimum 2" trapped and vented drain.

Section 890.1910 Inspections. Shall be amended to add the following subsection a):

a) At the time of inspection, all newly installed or modified piping for potable water distribution shall be pressurized with the static water pressure supplied by the municipal water system. Alternatively, the water piping may be tested by filling with 100 psi compressed air.

Appendix A. Shall be amended to delete agency note 4 for **Approved Building Drainage/Vent Pipe** and replace as follows:

PVC pipe with cellular core is approved only for gravity drainage and venting and shall be approved for above ground use only.

Approved Materials for Building Sewer. Shall be amended and replaced with the following:

The building sewer, including all pipe and fittings, shall be either standard strength or extra heavy cast iron soil pipe (ASTM A74-2009) with approved gaskets or cement lined bituminous coated ductile iron pipe, class 52 or greater, (ASTM A377-2008e1) with slip seal or push-on joints or extra heavy wall PVC SDR-26 plastic pipe, (ASTM D 3034-2008), with gasket joints (ASTM D 3212-2013 and F477). No solvent cemented joints will be permitted, except when transitioning from PVC schedule 40 building drain to SDR-26 Building sewer. (See Section 890.180)

Approved Materials for Water Service Pipe. Shall be amended and replaced with the following:

Water service pipe with a diameter of two inches (2") or less shall be either:
Copper/copper alloy – type K, (ASTM B42-2010 or ASTM B88-2009)

Water service pipe with a diameter greater than two inches (2") shall be ductile cast iron pipe, class 52 or greater (ASTM A377-2008e1) or PVC C900 (AWWA C900-2007).
All plastic water services shall be installed with a tracer wire.

10-1-13: Building permit and plan review fees.

A. *Building permit fees.*

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1. *One-family, two-family, and multiple single-family (townhouses) residential use groups.*

New construction (per unit for two-family and multiple single-family dwellings)	$635.00 plus $0.20 per square foot, $0.198 per square foot over 3,200 square feet
Additions (per unit for two-family and multiple single-family dwellings)	$0.198 per square foot, minimum $200.00 fee
Alteration (replacing remodeling)	$35.00 per required inspection
Temporary to start construction	10 percent of full permit fee, not to be applied to the full permit fee
Moving of existing one- or two-family structure	$650.00
Inground swimming pools	$140.00
Detached garage up to 600 square feet with electrical	$140.00
Detached garage over 600 square feet with electrical	$175.00
Demolition	$60.00
Above ground swimming pools	$140.00
Conditional certificate of occupancy when requested by the builder when circumstances do not warrant	$95.00 (nonrefundable)

2. *Multiple-family residential use groups.*

New construction	$400.00 per unit plus $0.28 per square foot for total structure floor area
Additions	$325.00 per unit plus $0.28 per square foot for total structure floor area
Alteration (replacing remodeling)	$200.00 per unit or area remodeled plus $0.28 per square foot for remodeled floor area
Temporary to start construction	25 percent of full permit fee, not to be applied to the full permit fee
Moving of existing multiple-family structure	$650.00
Inground swimming pools	$140.00 plus $0.20 per square foot
Demolition (of entire structure roof to foundation; not a routine part of remodel)	25 percent of new construction fee (above) minimum fee of $100.00
Detached garage up to 600 square feet with electrical	$140.00
Detached garage over 600 square feet with electrical	$175.00
Conditional certificate of occupancy when requested by the builder when circumstances do not warrant	$95.00 per unit (nonrefundable)

3. *All other use groups.*

New construction	$850.00 plus $0.28 per square foot
Additions	$700.00 plus $0.28 per square foot
Alteration (replacing remodeling)	$400.00 plus $0.28 per square foot
Temporary to start construction	25 percent of full permit fee, not to be applied to full permit fee
Moving of existing primary structure	$650.00
Inground swimming pools	$140.00 plus $0.20 per square foot

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Demolition (of entire or part of structure from roof to foundation; not a routine part of remodel)	25 percent of new construction fee (above) minimum fee of $60.00
Conditional certificate of occupancy when requested by the builder when circumstances do not warrant	$140.00 (nonrefundable)

4. *Miscellaneous permits.*

Plan review fee	$25.00 per trade
Miscellaneous permits[1]	$35.00 per inspection
Note: [1] Examples. Decks, fences, gazebos, reroof of primary structure, detached garage without electric, re-siding, sheds, new plumbing, new electrical and/or electrical service upgrades, electrical service to detached accessory structure, porches, moving accessory structures, enlargement of an existing exterior staircase, installation of new powered roof vents/attic fans/whole- house fans, sprinkler system for one- or two-family dwelling, public sidewalks, driveway approaches, etc.	

B. *Voided permits.* In the event a permit holder requests to have a permit voided after payment and issuance of said permit, the permit holder shall pay 25 percent of the permit fee and the entirety of any plan review fee assessed when the permit was issued. This amount shall be withheld from the refund. In the event a request for permit is voided prior to payment for the permit, the permit applicant shall pay the entirety of any plan review fee assessed and a $100.00 administrative fee. (For plans approved under a master set of plans, the plan review fee for the original design model for the relinquished permit shall be paid, regardless of the number of structures built to that design, along with the $100.00 administrative fee.)

C. *Hourly rate.* One hundred dollars per hour or any part thereof, per person for any meeting, reinspection, or property maintenance related item. Minimum charge: $100.00 for meeting; $200.00 for property maintenance per day.

D. *Plan review fees.* Should any permit application be withdrawn after any of the following plan reviews has been completed, the applicant shall be responsible for payment of all plan review fees.

1. *One- and two-family residential.*

   a. New construction or additions: Ten percent of building permit fee. For developments utilizing a master set of building plans, this fee shall be assessed to the first structure built using an approved master plan and the first structure using each variation of the same approved master plan. Any deviation from the master plan or its approved variation will require a separate plan review.

      (1) Minimum plan review fee: $635.00 per dwelling unit.

   b. Remodeling: Ten percent of the building permit fee.

      (1) Minimum plan review fee: $50.00 per dwelling unit.

   c. Demolition: $50.00.

   d. In the event a permit application is withdrawn after completion of the plan review, the applicant shall pay the complete plan review fee.

2. *Multiple-family residential.*

   a. New construction: Ten percent of building permit fee. For developments utilizing a master set of building plans, this fee shall be assessed to the first structure built using an approved master plan and the first structure using each variation of the same

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approved master plan. Any deviation from the master plan or its approved variation will require a separate plan review.

(1) Minimum plan review fee: $200.00.

b. Additions: 20 percent of the building permit fee.

(1) Minimum plan review fee: $200.00.

c. Remodeling: 30 percent of the building permit fee.

(1) Minimum plan review fee: $200.00.

d. Electrical, energy, mechanical, and plumbing plan reviews for new construction or single item project, each: Ten percent of building permit fee.

(1) Minimum fee: $100.00.

e. Demolition (of entire unit/structure): 25 percent of new construction fee, above.

(1) Minimum plan review fee: $75.00.

f. In the event a permit application is withdrawn after completion of the plan review, the applicant shall pay the complete plan review fee.

3. *All other use groups.*

a. Building code (with accessibility code) plan review fees for new construction:

Building Size (Cubic Feet)			Fee
1	to	60,000	$375.00
60,001	to	80,000	425.00
80,001	to	100,000	525.00
100,001	to	150,000	575.00
150,001	to	200,000	675.00
Over 200,000			$675.00 plus $6.75 per 10,000 cubic feet over 200,000

(1) Minimum plan review fee: $200.00.

Refer to fire systems for additional fees for fire suppression/alarm systems.

b. Electrical, mechanical, and plumbing plan review fees for new construction: Each of the three plan reviews is 25 percent of building code plan review fee for new construction.

(1) Minimum plan review fee per type: $95.00.

c. Energy conservation plan review fees: Each review is 25 percent of building code plan review fee for new construction.

(1) Minimum plan review fee: $95.00.

d. Building shell: For any speculative structure with unfinished tenant areas, the plan review fees are calculated as for new construction, above.

e. Tenant build-out: Fee calculations are the same as for "new construction" for a new tenant area designed for placement in a building shell. Fees for tenant areas fully designed and shown with the main building are included in the review fees for the main building. Minimum fees are as stated above.

f. Tenant remodels: For reviews for tenant areas in existing areas to be remodeled, the "remodeling" fee calculations will apply. Minimum fees are as stated above.

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g. Remodeling plan review: 50 percent of the new construction plan review fees listed above.

(1) Minimum plan review (all codes): $250.00.

(2) Minimum plan review for each type of code remodel: $95.00.

h. Demolition plan review fees: Each review is 25 percent of building code plan review fee for new construction.

(1) Minimum plan review fee: $95.00.

Note: Fire detection/alarm systems and fire suppression systems are extra fees above the "new construction, addition, or remodel" plan review fees.

4. *Fire detection/alarm systems.* One hundred twenty-five dollars per 10,000 square feet of floor area. Minimum fee is $125.00.

5. *Fire sprinkler system plan review fees.*

Number Of Sprinklers			Scheduled Or Calculated
1	-	25	$75.00
26	-	100	250.00
101	-	200	500.00
201	-	300	550.00
301	-	400	600.00
401	-	500	650.00
Over 500			700.00
Plus, for each sprinkler over 500			0.95/each

6. *Alternate fire suppression systems.*

Standpipe (no charge with sprinkler review)	$175.00	per standpipe riser
Specialized extinguisher agent (dry or other chemical agent)	125.00	per 50 pounds agent
Hood and duct cooking extinguisher agent	150.00	flat rate per system

7. *General information.* Turnaround time for all plan reviews is 15 business days if all necessary information is provided; however, normally they are done in five to ten business days, depending upon size of the structure. If special handling is required, such as rush reviews or a preliminary review, they will be charged at the hourly rate plus the applicable fee. Second reviews are included at no extra charge. Additional third or more reviews, and when hourly rates are applicable, are charged at the hourly rate of $100.00 per hour. If a completely new design set of plans is submitted for a specific address after previous design plan has been reviewed, a new plan review fee will be charged. If any plan has to be sent to an outside consultant other than the inspection firm, the outside consultant fee(s) will be charged and that fee paid directly to the outside consultant.

E. *Noncompliance.*

1. In the event that any building is undertaken without compliance with the above referenced fee schedule, then and in that event, the responsible owner or contractor, or both, shall be liable for a fee in double of the fees set forth in this section.

2. In the event that any building is undertaken without compliance with the above referenced fee schedule after 30 days when notified of noncompliance, then and in that event, the

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responsible owner or contractor, or both, shall be liable for a fine of not less than $75.00 nor more than $750.00. Each day that a violation occurs shall be deemed a separate offense. In addition, a permit fee in double of the fees set forth in this section shall be paid.

3. In the event that continued noncompliance necessitates litigation, the responsible owner or contractor, or both, shall be liable for court costs and attorney fees for the proceeding and a minimum of $750.00, in addition to a fee in double of the fees set forth in this section.

(Ord. 2007-31, 12-4-2007, eff. 12-4-2007; amd. Ord. 2014-04, 3-4-2014; Ord. 2015-05, 3-3-2015; Ord. 2020-15, 7-7-2020)

10-1-14: Grading and drainage plans required.

A. *Building permit issuance restriction.* No building permit shall be issued by the building inspector for new construction unless the applicant can demonstrate that the proposed building will not exacerbate existing stormwater drainage problems or cause new drainage problems of stormwater in the village, or violate any state law or village ordinance.

B. *Grading plan required.* The applicant for a building permit shall present with the documentation otherwise required a proposed grading plan.

C. *Review by village engineer.*

1. Before the building inspector shall approve the issuance of any building permit, he shall provide a copy of building plans and grading plans to the village engineer for his review.

2. If the opinion of the village engineer is that the proposed building and grading will not exacerbate or contribute to existing stormwater drainage problems, or violate any state law or village ordinance, he shall approve same, and advise the building inspector accordingly.

3. No building permit shall be issued if, in the opinion of the village engineer, the proposed building or grading will exacerbate, cause or contribute to stormwater drainage problems.

D. *Plan review fee.*

1. At the time of application for building permit, the applicant shall pay the village such fees as are required by village ordinances.

2. Said fees shall not be refunded if the village engineer disapproves same.

E. *Conflicting provisions.* All ordinances and parts of ordinances in conflict with or inconsistent with the provisions of this section, including any ordinance requiring a maximum foundation height of two feet to two feet six inches, are hereby repealed to the extent of any such conflict or inconsistency.

(Ord. 1998-13, 11-3-1998; amd. 2004 Code)

10-1-15: Occupancy certificates; security deposit required.

A. *Requirements.*

1. *Certificate required.*

a. No building or addition thereto constructed after the effective date of this section, and no addition or major alteration to a previously existing building shall be used or occupied, and no land vacant on the effective date of this section, shall be used for any purpose, until and unless an occupancy certificate has been issued by the building enforcement officer.

b. No change in use or occupancy in any business, commercial or industrial district shall be made nor any new use or occupancy established in any such district, until an occupancy certificate has been issued by the building enforcement officer. Each

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occupancy certificate shall state that the use or occupancy, complies with all provisions of the zoning ordinance.

2. *Posting of certificate.* Every occupancy certificate required hereunder by virtue of a change in use or occupancy in a business, industrial or commercial district shall be permanently posted in a prominent place on the premises at all times.

3. *Change of ownership.* In the event of a change of ownership, but not of the use or occupancy, of any building located in a business, industrial or commercial district, the new owner shall, within 30 days after receiving title to said property, notify the building enforcement officer of said change of ownership. "Owner" shall mean the titleholder of record.

4. *Security deposit; business, commercial or industrial district.*

   a. Every application for a building permit or for the remodeling of, or an interior change to, an existing structure, located in a business, industrial or commercial district, shall be accompanied by a security deposit acceptable to the village to be deposited with the village to ensure that the premises shall not be occupied or used, until a certificate of occupancy has been issued.

   b. Said security deposit shall be returned upon the issuance of the certificate of occupancy, unless the premises has been wrongfully occupied or used, in which event said security deposit shall be forfeited to the village, in addition to the other penalties as hereinafter provided for the violation of any provision of this section.

   c. Said security deposit shall be in an amount equal to ten percent of the cost of construction, but in no event shall said security deposit be less than $500.00.

   d. Said security deposit shall be in the form of cash, negotiable securities acceptable by and endorsed payable to the village or an irrevocable letter of credit acceptable to the village.

5. *Certificate issuance procedure.* A certificate of occupancy shall be issued as follows:

   a. A certificate shall be issued only after the building enforcement officer has inspected the premises and found that:

      (1) It is in compliance with all the applicable regulations of the zoning district in which it is located;

      (2) The use of the building or structure is in conformance with the plans and specifications for which the building permit was issued;

      (3) All reinspection charges have been paid;

      (4) The septic system, if any, has been inspected and approved;

      (5) If the premises is in a new subdivision, all requirements of the subdivision regulations, title 12 of this code, have been satisfied; and

      (6) The building or structure is completed and fit for human habitation.

   b. Every certificate of occupancy shall be dated, shall state the use or occupancy and that the building complies with the provisions of this section, and shall be signed by the building enforcement officer.

6. *Denial of certificate; notice to applicant.* Should a certificate of occupancy not be issued, written notice shall be given to the applicant specifying the reasons an occupancy certificate cannot be issued, not later than 14 days after the building enforcement officer is notified, in writing, that the building or premises is ready for occupancy.

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7. *Copies submitted to township assessor.* A copy of all occupancy permits shall be submitted by the building enforcement officer to the appropriate township assessor.

B. *Temporary occupancy certificates.*

1. *Extreme hardship.* At the discretion of the building enforcement officer, a temporary occupancy permit may be issued in instances of extreme hardship. Examples of extreme hardship include, but are not limited to, the following: failure to asphalt a driveway on account of asphalt plants having closed for the year, failure to seed or sod a yard because of winter weather.

2. *Fee.* A nonrefundable fee of $200.00 shall be charged for a temporary occupancy certificate.

3. *Deposit.* A deposit of $1,000.00 shall be paid to the village. Said deposit shall be refunded to the applicant, provided all of the incomplete items itemized on said certificate are completed by the date specified in the temporary occupancy certificate, otherwise said deposit shall be forfeited to the village. Forfeiture of said deposit shall not excuse the applicant from completing the unfinished items.

4. *Reinspection fee.* A reinspection fee of $50.00 shall be charged for the final inspection for the final occupancy certificate.

5. *Conditions for issuance.* A certificate of temporary occupancy shall not be issued unless the building enforcement officer has inspected the premises and found that:

a. It is in compliance with all the applicable regulations of the zoning district in which it is located;

b. The use of the building or structure is in conformance with the plans and specifications for which the building permit was issued;

c. All reinspection charges have been paid;

d. The septic system, if any, has been inspected and approved;

e. If the premises is in a new subdivision, all the requirements of the subdivision regulations, which are separately published, have been satisfied; and

f. The building or structure is substantially completed and is fit for human habitation.

6. *Penalty for failure to complete requirements.* Failure to complete all items itemized on the temporary occupancy certificate within 30 days of the date specified for completion in the temporary occupancy certificate shall result in a penalty of not less than $50.00 nor more than $750.00 being assessed the applicant, for each day the building or structure remains incomplete after the specified completion date.

C. *State permits.* If any state permit is required for any part of construction, such permit shall be obtained, and proof thereof given to the building enforcement officer, prior to the issuance of a building permit.

D. *Compliance with village ordinances.* The applicant shall meet with the requirements of all village ordinances, including, but not limited to, the streets, utilities and public services codes, the subdivision regulations and the zoning code.

E. *Penalty.* See section 1-4-1 of this code, as amended, for the general code penalty if no specific penalty is provided.

(Ord. 2000-03, 3-7-2000; Ord. 2014-04, 3-4-2014)

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10-1-16: Building and lot numbering.

All lots, buildings and structures in the village shall be numbered in accordance with the following plan:

A. *Chart; lot numbers.* The village clerk shall keep a chart showing the proper street number of every lot in the village, which chart shall be open for inspection by anyone interested therein.

B. *Numbers on houses.*

1. Placement of numbers. It shall be the duty of the owner and occupant of every house in the village to have placed thereon, in a place visible from the street, figures showing the number of that house.

2. Penalty for failure to number. Any person, firm or corporation failing to so number any house owned or occupied by him, or if after receiving notice to do so from the village clerk shall fail to do so, shall be subject to penalty as provided in section 1-4-1 of this code for each day on which the failure to so number continues.

(1982 Code § 12-24; amd. 2004 Code)

10-1-17: Inspection

A. In all buildings hereafter erected, both public and private, and in all buildings already built or erected wherein any plumbing is hereafter installed or wherein any sewer or connection pipe shall be hereafter repaired or changed, except for minor repairs, on the sewer side of the trap, the drain, soil, rainwater and other pipe or pipes directly or indirectly connected into any drain, soil or waste pipe, and all traps shall be exposed for view for inspection and test by the building inspector, and shall not be covered until such test is made.

B. All buildings erected, both public and private shall be inspected by a plumbing inspector at the cost of the permittee.

10-1-18: Penalty

Any person, firm or corporation violating any of the provisions of this chapter, or continuing to work in violation of a stop order issued by the building inspector shall be fined not less than $50.00 nor more than $750.00 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(1982 Code § 15-01; amd. Ord. 1996-01, 1-2-1996; Ord. 1996-03, 3-4-1996; 2004 Code; Ord. 2017-05, 4-4-2017)

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