

## Chapter 105 - BUILDINGS AND BUILDING REGULATIONS

### ARTICLE I. - IN GENERAL

Secs. 105-1—105-18. - Reserved.

### ARTICLE II. - TECHNICAL CODES

#### DIVISION 1. - GENERALLY

Sec. 105-19. - Scope.

- (a) These regulations shall control matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and shall apply to existing or proposed buildings and structures, except as such matters are otherwise provided for in other ordinances or statutes.
- (b) This chapter shall be construed to secure its expressed intent, which is to ensure public safety, health and welfare insofar as they are affected by building construction through structural strength, adequate means of egress facilities, sanitary equipment, lights, heating, ventilation, air conditioning, and fire safety, and to secure safety to life and property.
- (c) Where a code conflicts with another code, requirement, or regulation, the strictest shall apply.

(Ord. No. 2005-08-09-115, exh. A, § 5-1, 8-9-2005)

Sec. 105-20. - Agricultural exemption.

This chapter shall not be construed to impose regulations on buildings and structures used for agricultural purposes on farms. However, building permits are required, at no cost, to ensure compliance with bulk requirements. To be considered exempt, such buildings or structures shall be:

- (1) Located on a farm that is such in fact and not in name only.
- (2) Meet the regulations of the zoning ordinance as related to agriculture and farming and minimum setback requirements.
- (3) Accessory to the cultivation of crop acreage or other agricultural operations of such extent and character as generally prevail on farms.

(Ord. No. 2005-08-09-115, exh. A, § 5-2, 8-9-2005)

Secs. 105-21—105-43. - Reserved.

#### DIVISION 2. - ADMINISTRATION AND ENFORCEMENT

##### Subdivision I. - In General

Sec. 105-44. - Building and zoning division of the planning department.

There is hereby created the building and zoning division of the county planning department and the person in charge thereof shall be known as the manager of the building and zoning division.

- (1) The building and zoning division shall keep careful, systematic records of the business and work of the office, including permit applications, survey plats and building plot plans, construction plans and specifications, copies of permits and certificates issued, affidavits and certificates received, a record of inspections, copies of notices and orders issued, and reports of tests made.
- (2) The building and zoning division shall retain plans and specifications of houses and accessories, except survey plats and building plot plans for a period of two years. Parts of plans for other buildings which may be useful for future periodic inspections shall also be retained.

(Ord. No. 2005-08-09-115, exh. A, § 5-10, 8-9-2005)

Sec. 105-45. - Code enforcement officer.

- (a) *Appointment.* The planning director shall appoint as the code enforcement officer a person or persons who are qualified by professional or practical training and experience to conduct the affairs and carry out the duties of that office.
- (b) *Duties.* It shall be the duty of the code enforcement officer to enforce all the provisions of this chapter and to act on any questions relative to the mode or manner of construction trades in the erection, addition, alteration, repair, removal, demolition, installation of service equipment, use and occupancy permits, maintenance of all buildings and structures, including sewer and water connections, zoning and nuisance complaints, other applicable county ordinances, and state laws as herein referred to.
- (c) *Access for inspection.* The code enforcement officer is hereby authorized to make inspections to enforce the provisions of the chapter and for such purpose is hereby authorized to enter any building, structure, or premises.
- (d) *Salary.* The salary of such officer or officers and all salaries shall be set by the county board.

(Ord. No. 2005-08-09-115, exh. A, § 5-11, 8-9-2005)

Sec. 105-46. - Certificate of occupancy.

A certificate of occupancy shall be required for all new structures and for any structure changing its use prior to its use or occupancy.

(Ord. No. 2005-08-09-115, exh. A, § 5-58, 8-9-2005)

Secs. 105-47—105-65. - Reserved.

Subdivision II. - Permits

FOOTNOTE(S):

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**State Law reference—** Building permits, 55 ILCS 5/5-1110 et seq. [\(Back\)](#)

Sec. 105-66. - Permit required.

It shall be unlawful to construct, enlarge, alter or demolish a structure; or change the occupancy of a building or structure requiring greater strength, exit, or sanitary provisions; or to change to another use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this chapter, without first filing an application with the building and zoning division in writing and obtaining the required permit therefor.

(Ord. No. 2005-08-09-115, exh. A, § 5-12, 8-9-2005)

Sec. 105-67. - Permit application.

- (a) Before proceeding with the erection, enlargement, alteration, repair or building components of any building in the unincorporated areas of the county or municipality under county building jurisdiction, an application for a permit shall be filed with the building and zoning division. Such application shall be on a form furnished by the code enforcement officer. Every such application for a permit shall describe the land upon which the proposed building or work is to be done by some description that will readily identify and definitely locate the proposed building or work; shall show the proposed use or occupancy of all parts of the building, and shall contain such other information as the code enforcement officer may require as outlined in the International Building Code and International Residential Code.
- (b) An application for a permit for any proposed work shall be deemed to have been abandoned six months after the date of filing, unless such application has been diligently pursued; except that the building and zoning division Manager may grant one or more extensions of time for additional periods not exceeding 90 days each if there is reasonable cause.

(Ord. No. 2005-08-09-115, exh. A, § 5-13, 8-9-2005)

Sec. 105-68. - Requirements for the issuance of a building permit.

- (a) Prior to the issuance of a building permit, the plans, drawings, etc., for any new construction work, alteration, repair, expansion, addition, or modification of any new buildings or existing buildings as defined in the 2003 ICC International Building Code shall be furnished to the building and zoning division for review.
- (b) The architect, builder, or owner shall furnish the building and zoning division no less than two sets of plans drawn to scale of not less than one-eighth inch to one foot or as approved by the building and zoning division.

(Ord. No. 2005-08-09-115, exh. A, § 5-14, 8-9-2005)

Sec. 105-69. - Plans required.

- (a) No building permit shall be granted or plans approved for any commercial, industrial, or public accessible building unless such plans are prepared by an architect or structural engineer. Such plans shall be signed and sealed by an architect or structural engineer licensed as provided by law, listed under the Architect Act, Structural Engineering Act and Environmental Act of the state. At the building and zoning division's discretion, nonresidential plans carrying an architectural stamp and/or involving occupancy, may be required to be sent out to an independent technical plan reviewer, as approved by the building and zoning division, for a complete plan review at the owner's expense. All such plans and drawings shall be drawn to an appropriate scale.
- (b) Subject to the limitations of sections 105-67 and 105-68, amendments to a plan, application, or other records accompanying the same shall be filed at any time before commencement of the work for which the amendment is proposed. Such amendment shall be deemed part of the original application and shall be filed therewith. Amendments to the plans or application that increase the fees for the building permit shall be adjusted accordingly.

(Ord. No. 2005-08-09-115, exh. A, § 5-15, 8-9-2005)

Sec. 105-70. - Permit fees established.

The building and zoning division shall collect the applicable permit fees at the time any building permit is granted. Permit and inspection fees are set forth in article II, subdivision V of this chapter.

(Ord. No. 2005-08-09-115, exh. A, § 5-16, 8-9-2005)

Sec. 105-71. - When fees payable; records; and reports to the board.

- (a) All fees shall be paid to the building and zoning division upon the issuance of the necessary permits as herein provided. The building and zoning division shall keep in proper books for that purpose an accurate account of fees paid over to the office, giving the name of the person paying the same and the amount of each fee. The building and zoning division shall prepare and present to the county board a report each month showing the number of permits and the amount of fees paid and waived.
- (b) If additional fees accrue as a result of changes to the application or plan, the building and zoning division may require the additional fee be paid by the applicant or property owner before a final inspection and occupancy certificate is completed.
- (c) Any work which requires reinspection because the work was not completed and ready for inspection may have an additional inspection fee, which shall be as stated in section 18-1. When a regularly scheduled inspection has been declared unsatisfactory and the first reinspection has been declared unsatisfactory, all additional inspections shall require an additional inspection fee. Payment of reinspection fees shall be made prior to performing any additional inspections at the subject site.

(Ord. No. 2005-08-09-115, exh. A, § 5-17, 8-9-2005)

Sec. 105-72. - Notice to inspect; inspection required; approval.

- (a) It shall be the duty of the owner or agent when a building is in the course of construction to notify the building and zoning division when the building is ready for inspection, before concealing or moving to the next step of construction. The code enforcement officer shall within five working days after receiving a request for inspection cause the same to be made. If the construction is found to be in accordance with the requirements of this chapter, he shall certify compliance by signing and dating the appropriate item on the inspection sheet and conspicuously displaying the appropriate approval notification at the job site.
- (b) The code enforcement officer shall conduct such inspections from time to time during and upon completion of work as deemed necessary to insure compliance for which a permit has been issued.
- (c) The code enforcement officer or authorized representative shall have the authority to enter at any reasonable hour any building, structure, or premises in the jurisdiction to enforce the provisions of this chapter, as outlined in section 105-186 of this chapter.
- (d) Before issuing a permit, the code enforcement officer may examine or cause to be examined all building structures, building components and sites for which an application has been filed for a permit to construct, enlarge, alter, repair, remove, demolish or change the use thereof.

(Ord. No. 2005-08-09-115, exh. A, § 5-18, 8-9-2005)

Sec. 105-73. - Placard.

- (a) The building permit and placard shall be kept on the site of operation and available to the public for inspection during the entire time of the work performed. The placard shall be kept in a conspicuous location on the construction site in full view from the right-of-way.
- (b) In unusual cases in which it is not practical to place the placard in the view of the right-of-way, it shall be the discretion of the code enforcement officer to determine the proper location for its placement.

(Ord. No. 2005-08-09-115, exh. A, § 5-19, 8-9-2005)

Sec. 105-74. - Starting and stopping times for construction.

- (a) The starting and stopping times for construction projects are as listed below, unless shift work is required and permission is granted by the code enforcement officer:

Building time:	Start:	6:00 a.m.
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	Stop:	10:00 p.m.
Roofing time:	Start:	5:00 a.m.
	Stop:	9:00 p.m.

(b) All work will be limited to daylight hours, 8:00 a.m. to 5:00 p.m., if accompanied by loud noises.

(Ord. No. 2005-08-09-115, exh. A, § 5-20 8-9-2005)

Sec. 105-75. - Permit expiration.

- (a) *Expiration; extension.* All work outlined in the building permit shall expire after one year unless the code enforcement officer gives written approval to extend the building permit based upon a construction schedule agreed upon between the code enforcement officer and the owner of the property or applicant for the building permit.
- (b) *Commencement of construction.* Every permit issued by the building and zoning division under the provisions of this chapter shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within six months from the issue date of the permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of six months.
- (c) *Permit extension.* A permittee holding an unexpired permit may apply for a one-time extension, which may be granted at the discretion of the code enforcement officer if reasonable cause is shown, including a showing that the work cannot be commenced within the six-month period from the issue date due to circumstances beyond the control of the permittee.
- (d) *Fee for new permit.* Before work can be resumed, a new permit shall be obtained to do so, and the fee shall be based upon the unfinished portion of the project, provided no changes have been made in the original plans and specifications for such work.
- (e) *Reissuance.* Once the permit expires, a new permit must be issued by the building and zoning division for the unfinished work and the applicable fees paid by the permittee.

(Ord. No. 2005-08-09-115, exh. A, § 5-21, 8-9-2005)

Sec. 105-76. - Suspension, revocation of permit.

The code enforcement officer may suspend or revoke, in writing, a permit or approval based upon a false statement, any misrepresentation in the application, or violation of any provision of this chapter.

(Ord. No. 2005-08-09-115, exh. A, § 5-22, 8-9-2005)

Secs. 105-77—105-95. - Reserved.

Subdivision III. - Board of Examiners and Appeals

Sec. 105-96. - Created.

There is hereby created a board of examiners and appeals.

(Ord. No. 2005-08-09-115, exh. A, § 5-31, 8-9-2005)

Sec. 105-97. - Members.

- (a) *Makeup.* The board of examiners and appeals shall consist of six members appointed by the chairman of the county board with the approval of the county board for terms of three years each. Members shall be qualified by experience and training to pass upon matters pertaining to building construction. The board shall consist of an electrician, plumber, civil engineer, architect, residential contractor, and commercial contractor.
- (b) *Dismissal.* The chairman of the county board shall have the power to remove any member of the board of examiners and appeals for cause upon a recommendation made after a public hearing of the county board's administration committee.
- (c) *Vacancies.* Vacancies on such board shall be filled for the unexpired portion of the term of the member whose place has become vacant by an appointment of the chairman of the county board approved by the county board.

(Ord. No. 2005-08-09-115, exh. A, § 5-32, 8-9-2005)

Sec. 105-98. - Designation of chairman of board of examiners and appeals.

The chairman of the board of examiners and appeals shall be designated by the chairman of the county board and shall hold office as chairman until his successor is appointed. Such chairman, or in his absence an acting chairman elected by the members of the board of examiners and appeals present, may administer oaths and compel the attendance of witnesses.

(Ord. No. 2005-08-09-115, exh. A, § 5-33, 8-9-2005)

Sec. 105-99. - Meetings and hearings.

- (a) *Meetings, procedure.* All meetings of the board of examiners and appeals shall be held at the call of the chairman or at such regular times and at such place as the board may determine by a majority vote of its membership. All business meetings and all actions taken by the board shall be in the county. All hearings conducted by the board shall be open to the public. The board shall keep minutes of its proceedings showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact, and shall also keep records of oral and documentary evidence submitted at its hearings and of its other official actions. Findings of fact shall be included in the minutes of each case involving the determination of suitability of alternate materials or types of construction or for interpretation of the meaning of this chapter. Included also in the minutes shall be the reason for such determination or interpretation, as a majority shall make at such hearing or after such investigation as it may have.
- (b) *Rules and regulations.* The Board shall adopt such reasonable rules and regulations for conducting its hearings and investigations as are not in conflict with this chapter or with state law.
- (c) *Records of cases, rules, etc., to be public record.* The record in every case, every rule or regulation, all recommendations to the county board for new legislation, and every order, requirement, decision or determination of the board shall be filed immediately in the office of the county board and be a public record. A duplicate of all findings shall be rendered to the building and zoning division, which thereafter shall follow such determination or interpretation until it is legally overruled by the board of examiners and appeals, by the courts or by amendment by the county board. Another duplicate shall be directed to any person, firm, or corporation involved in an appeal or in a request for interpretation.

(Ord. No. 2005-08-09-115, exh. A, § 5-34, 8-9-2005)

Sec. 105-100. - Functions generally.

- (a) *Appeals.* The board of examiners and appeals shall hear and decide appeals from any order, requirement, decision or determination made by the building and zoning division related to this

chapter. Appeals shall be made in writing to the building and zoning division of the county planning department on the applicable application form, as provided by the building and zoning division, and there shall be a filing fee as stated in section 18-1

- (b) *Decisions.* The board may reverse or affirm wholly or partly or may modify or amend the order, requirement, decision, or determination appealed from to the extent and in the manner that the board may decide to be fitting and proper in the premises, and to that end the board shall also have all the powers of the officer from whom the appeal is taken.
- (c) *Amendments.* The board on its own initiative or at the request of any person or group, including the building and zoning division, may recommend to the county board, after public hearing, amendments to the building code.
- (d) *Hearings.* The board shall make a decision, a determination, or a recommendation within 30 days after a public hearing is conducted by the board. A notice of the time and place of such public hearing shall be published in the newspaper of general circulation in the county at least 15 days prior to the hearing. Such notice shall also contain the address or location of the property for which the determination or other ruling by the board is sought, as well as, a brief description of the nature of the appeal.

(Ord. No. 2005-08-09-115, exh. A, § 5-35, 8-9-2005)

Sec. 105-101. - Effective period of orders.

No order of the board of examiners and appeals permitting the erection or alteration of a building shall be valid for a longer period than one year from the date of such order unless a building permit for such erection or alteration is requested within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit when issued.

(Ord. No. 2005-08-09-115, exh. A, § 5-36, 8-9-2005)

Secs. 105-102—105-130. - Reserved.

Subdivision IV. - Violations and Enforcement

Sec. 105-131. - Violations; notice of violation; penalties; abatement.

- (a) *Violations; notice in writing.* It shall be unlawful for any person, firm or corporation to violate any section of this chapter. The code enforcement officer shall serve a written notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, use or occupancy of a building in violation of the provisions of this division or in violation of a detailed statement or plan approved thereunder, or if in violation of a permit or certificate issued under the provisions of this chapter. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- (b) *Noncompliance.* If the notice of violation is not complied with promptly, the code enforcement officer shall request the legal counsel of the jurisdiction to 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 use of the building or structure in violation of the provisions of this chapter or other county regulations or of the order or direction made pursuant thereto.
- (c) *Fine.* Any person, company, corporation, partnership or entity who shall violate a provision of this chapter or shall fail to comply with any of the requirements herein or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of a code enforcement officer, or of permit or certificate issued under the provisions of this code, shall be subject to a fine of up to \$500.00, as well as, and in addition to, any other penalty authorized under this chapter. Each day that a violation continues shall be deemed a separate offense.

- (d) *Fees.* The fee for anyone initiating erection, installation, alteration, conversion, remodeling, structurally repairing, moving, changing any building or structure water supply, sewage disposal, plumbing installation or electrical installation prior to obtaining a building permit shall be assessed an additional fee as stated in section 18-1
- (e) *Penalties may accompany other action.* The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or use of a building or structure on or about any premises.
- (f) *Suspensions, denials and revocations.* The county planning or building department may suspend or deny the registration of a general contractor or subcontractor, and any building permit issued for work done by said general contractor and/or subcontractor(s), immediately for any violation(s) of this code until such time as the violation has been abated or cured for up to 30 days, and the executive committee of the county board, or any committee which succeeds it, may deny, suspend for more than 30 days or revoke the registration of a general contractor or subcontractor for any violations of this code after a hearing held before it, with five days notice being given to the general contractor or subcontractor(s) of said hearing. The applicant, permittee, registrant or licensee shall have the opportunity to be heard and present evidence at such hearing. The burden of proof shall be a preponderance of the evidence. A permit or registration may also be denied for violations which have occurred in other jurisdictions which have resulted in penalties being assessed in such other jurisdiction(s), or to protect the health, safety and welfare of the people of this county. No contractor's license shall be issued to any person, partnership where any partner has been convicted, or corporation, including a corporation with any officer, or stockholder(s) who hold more than ten percent of the equity of the corporation, who has been convicted of bribery of inspector or a violation of the Home Repair Fraud Act of Illinois. A written decision shall be given by the executive committee after any such hearing. A decision of the executive committee of the county board shall be subject to administrative review in the Circuit Court.

(Ord. No. 2005-08-09-115, exh. A, § 5-46, 8-9-2005; Ord. No. 2013-07-09-108, 6-11-2013)

Sec. 105-132. - Nuisance structures; inspection; notice of dangerous premises.

- (a) *Nuisance structures.* Any building, wall or structure which is unsafe or dangerous to occupants or passersby, or to adjoining buildings, or which is unsafe or dangerous for the purpose for which it is used, or is in danger of being set on fire for any defect in its construction, or is especially dangerous in case of fire by reason of bad condition of walls or lack of sufficient stairways and means of egress in case of fire, or from overloaded floors, defective construction or other cause, is hereby declared an unsafe structure and is declared a nuisance.
- (b) *Notice of violation.* Whenever it shall come to the knowledge of the code enforcement officer that any building, wall or structure in the county is in the condition described in this section, such official shall notify in writing the owner, agent, or person in possession of such building or structure to put into effect such precautionary measures as may be necessary or advisable in order to place such building or structure or part thereof in a safe condition, or to tear down and remove the building or part thereof if conditions are such as not to warrant the expenditure thereon of a sufficient amount of money to place the building in a good and safe condition. Such notice shall state briefly the nature of the work required to be done and the code enforcement officer shall specify in such notice a timeframe in which the work required to be done shall be completed by the person notified. Such timeframe given by the code enforcement officer shall take into consideration the condition of the building or structure or part thereof and the danger to the life or property which may result from its unsafe condition.
- (c) *Corrective measures.* If the owner, agent or person in possession of such building or structure, or part thereof, when so notified shall fail, neglect, or refuse to place such building or structure in a safe condition and to adopt such precautionary measures as have been specified by the code enforcement officer within the time of such notice, or to remove the building if so directed; in such



case at the expiration of such time it shall be the duty of the code enforcement officer to proceed forthwith to remove such building or to proceed against the owner or agent.

- (d) *No action taken upon notice posted.* If the code enforcement officer is unable to find the owner of such building or any agent or person in control thereof upon whom notice may be served, he shall cause the notice herein provided for to be placed upon such building at or near its principal entrance, and if, at the expiration of the time specified for the completion of the work to be done, the terms of such notice have not been complied with, it shall be the duty of the code enforcement officer to proceed against the owner or agent as provided herein. Such notice shall require the person thus notified to immediately declare to the code enforcement officer acceptance or rejection of the terms of the order.
- (e) *Restoration.* A building or structure condemned by the code enforcement officer may be restored to safe condition provided that change of use and occupancy is not contemplated nor compelled by reason of such reconstruction or restoration, except that if the damage or cost of reconstruction or restoration is in excess of 50 percent of the building or structure's replacement value exclusive of foundation, such structure shall be made to comply in all respects with the requirements for materials and methods of construction of structures hereafter erected.
- (f) *Noncompliance.* Upon refusal or neglect of the person served with a notice to comply with the requirements of the order to abate the unsafe condition, the legal counsel of the county shall be advised of all the facts and shall institute the appropriate action to compel compliance.

(Ord. No. 2005-08-09-115, exh. A, § 5-47, 8-9-2005)

Sec. 105-133. - Stop work orders.

- (a) The code enforcement officer shall have the authority to stop construction of any building or the making of any alterations or repairs of any building within the unincorporated areas of the county and its jurisdictions when the same is being done in a reckless or careless manner or in violation of this chapter.
- (b) The code enforcement officer shall have the authority to stop all work, wrecking, tearing down, or moving of any building or structure within the county when the same is being done in such a manner as to endanger life or property and to order any and all persons engaged in such work to stop and desist therefrom. When such work has been stopped by the order of the code enforcement officer, it shall not be resumed until he shall be satisfied that adequate precautions have been taken for the protection of the life and property and that the work will be done in conformity with the ordinances and regulations of the county.
- (c) 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 conditions, shall be liable to a fine as set forth in section 105-131

(Ord. No. 2005-08-09-115, exh. A, § 5-48, 8-9-2005)

Secs. 105-134—105-164. - Reserved.

Subdivision V. - Fees

Sec. 105-165. - Nonresidential fee schedule.

- (a) Nonresidential fees apply to all buildings or structures designed or constructed by an architect or structural engineer for the purposes of servicing facilities of any kind under the commercial and industrial districts or structures of a nature not directly associated with a residential use. Facilities or structures associated under this category include, but are not limited to, retail and wholesale

establishments, hotels and motels, manufacturing facilities, warehousing, service, office, clubs or meeting halls, restaurants, and night clubs.

(b) Review and building permit fee breakdown.

- (1) If nonresidential plans are not required to be reviewed by an independent technical plan review as outlined in subsection (a) of this section, and such review is performed by county staff, said plan review fee shall be assessed according to section 18-1 of the Fee Chapter of this Code.
- (2) Fees for building permits shall be assessed based on the market value of the construction or improvement to be completed. The market value shall be determined based upon the value stated in the publication entitled Means Square Foot Costs, published by R.S. Means Company, Inc., Kingston, Mass., as amended from time to time, which said publication is hereby adopted by reference.
- (3) The code enforcement officer may accept a contract signed by the building contractor and property owner for the work to be performed to compute the market value of construction for the sole purpose of determining the building permit fee. The fees for improvement, construction, and inspection shall be assessed according to section 18-1
- (4) The fee for real estate, smoke alarm, and occupancy inspections shall be as stated in section 18-1
- (5) All public taxing bodies are exempt from permit fees, but not from obtaining a permit.

(Ord. No. 2005-08-09-115, exh. A, § 5-56, 8-9-2005)

Sec. 105-166. - Residential fee schedule.

(a) Residential fees shall apply to all single-family dwellings, multifamily dwellings, manufactured homes including, but not limited to, their construction, repairing, remodeling, or maintenance. It shall also include all accessory buildings, swimming pools (24 inches or deeper), room additions, roofs, decks, fences, siding, garages, brick work, demolitions, patio, and patio enclosures and institutional facilities. Institutional facilities are nonprofit or quasi-public use or institution such as a church, public, or private school, hospital, or, structure or land used for public purpose.

(b) Review and building permit fee breakdown.

- (1) Residential plan review fee. There shall be a nonrefundable plan review fee as stated in section 18-1 for all new residential home construction and for additions greater than 1,200 square feet in size to existing residential structures. Said fee shall be payable at the time of building permit application. Said fee shall be deducted from the building permit fee.
- (2) Fees for building permits shall be assessed based on the market value of the construction or improvement to be completed. The market value shall be determined based upon the value stated in the publication entitled Means Square Foot Costs, published by R.S. Means Company, Inc., Kingston, MA, as amended from time to time, which said publication is hereby adopted by reference.
- (3) The code enforcement officer may accept a contract signed by the building contractor and property owner for the work to be performed to compute the market value of construction for the sole purpose of determining the building permit fee. The fees for improvement, construction, and inspection shall be assessed according to section 18-1

(Ord. No. 2005-08-09-115, exh. A, § 5-57, 8-9-2005)

Secs. 105-167—105-185. - Reserved.

DIVISION 3. - TECHNICAL STANDARDS

Subdivision I. - In General

Sec. 105-186. - Building codes.

The technical codes listed in this section are hereby adopted as the building codes of the county for the control of buildings and structures as herein provided.

- (1) 2003 International Residential Code.
- (2) 2003 International Building Code.
- (3) 2003 International Mechanical Code.
- (4) 2003 International Fuel Gas Code.
- (5) 2003 International Property Maintenance Code.
- (6) 2003 International Fire Code.
- (7) 2003 International Energy Conservation Code.
- (8) 2005 National Electric Code.
- (9) 2004 Illinois Plumbing Code.
- (10) 1997 Illinois Accessibility Code.

(Ord. No. 2005-08-09-115, exh. A, § 5-60, 8-9-2005)

**State law reference**— Adoption of technical codes by reference, 55 ILCS 5/5-6001 et seq.

Secs. 105-187—105-210. - Reserved.

Subdivision II. - Amendments, Deletions, and Additions

Sec. 105-211. - 2003 International Residential Code.

The following sections of the 2003 International Residential Code are hereby amended or added:

- (1) Section R101.1 Insert: County of Kankakee.
- (2) Section R106.1 SUBMITTED DOCUMENT: Construction documents, special inspections and structural observation programs, and other data shall be submitted in two sets with each application for permits.
- (3) Section R106.6 PLANS ON JOB REQUIRED: A copy of approved plans shall be kept on the site of the building or work at the time of inspection.
- (4) Section R-112 BOARD OF APPEALS — Delete the entire section see chapter 5 - division 3.
- (5) Section 202: Insert the following definition, Licensed Design Professional: An architect or engineer licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state.
- (6) Table R301.2(1)

Ground snow load	25
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Wind speed	3 second 90 normal 75
Seismic design category	B
Weathering	Severe
Frost line depth	42 inches
Termite	Moderate to heavy
Decay	Slight to moderate
Winter design temperature	-4 degrees
Ice shield underlayment	Yes
Flood hazard	See local flood zone map
Air freezing index	2,000
Mean annual temperature	50 degrees

- (7) Section R309.2 GARAGE SEPARATION shall be replaced with the following: The garage shall be completely separated from the residence and its attic area by the means of five-eighths inch Type X gypsum board or equivalent applied to the garage side. The face layer of the system shall have the joints taped and the fastener heads treated in accordance with Level 1 as specified in GA 214. Levels of Gypsum board finish. Where rooms occur over the garage, the ceiling and all walls shall be the same system as mentioned above.

Any breezeway connecting a garage with a frame residence shall have five-eighths inch Type X gypsum board or equivalent applied. The face later of the system shall have the joints taped and fastener heads treated in accordance with Level 1 as specified in GA 214 Levels of gypsum board finish.

- (8) Section 324. Add the following section Carbon Monoxide Detectors:

Section 324.0 Carbon Monoxide Detectors:

Section 324.1 Definitions

1. *Carbon Monoxide Alarm*: An electrical device, which meets the requirements of UL Standard 2034 for detecting and warning individuals of the presence of carbon monoxide.

2. *Carbon Monoxide Monitor*: An electrical device for detecting and warning individuals of the presence of carbon monoxide. These devices do not meet UL Standard 2034 because they detect and alarm smaller quantities of carbon monoxide than UL 2034 allows.

#### Section 324.2 General

a. Carbon monoxide alarms where required by this code shall meet the current UL Standard 2034 or its equivalent. Carbon monoxide alarms shall be installed per the requirements of NFPA 720.

b. Carbon monoxide monitors where allowed by this code shall be installed and maintained per the manufacturer's recommendations.

#### Section 324.3 Where required - living spaces

a. Carbon monoxide alarms are required in any building with sleeping facilities that relies on combustion of fossil fuel for heat, ventilation, hot water, or fireplace within the building, and for buildings with attached garages.

1. Exception No 1: Sleeping facilities in existing building built under and in full compliance with the codes in force at the time of construction or alteration thereof and that have been properly maintained and continually occupied as originally permitted.

2. Exception No 2: Carbon monoxide alarms may be replaced by carbon monoxide monitors where individuals, whose age, pregnancy or chronic health conditions make them adversely susceptible to low levels of carbon monoxide.

b. In building with multi-sleeping facilities, with completely separate fossil fueled steam or hot water heating appliances are located in an area completely separated from the sleeping quarters, the carbon monoxide alarm does not need to be in the sleeping area but must have one alarm in the fossil fueled appliances area.

c. Existing buildings, with sleeping facilities, that are renovated or altered and the work would normally require a county permit to accomplish, after adoption of the legislation from which this article is derived shall be required to install a carbon monoxide alarm per this article.

d. Existing buildings with sleeping facilities that replace a furnace or hot water heater with a fossil fueled furnace or hot water heater or install a fireplace shall be required to install a carbon monoxide alarm per this article.

- (9) Section R402.1 WOOD FOUNDATIONS: Wood foundations or footings are not allowed in the county. This also eliminates all other sections, subsections, tables or charts, which reference the use of wood footings or foundations.
- (10) Section R502.2 DESIGN AND CONSTRUCTION: Add the following: All attached decks and floor systems shall be securely bolted to the primary structure. Lumber used in the floor system shall be a minimum of #2 and better construction. All bolts, hangers and flashings shall be compatible with the lumber being used.
- (11) Table 1102.1 The requirements from the table shall be changed to the following for the entire county. A minimum wall insulation of R-13 and a minimum ceiling insulation of R-30, box sills a minimum of R-13 and all furnaces shall be a minimum of 90 percent high efficiency.
- (12) PART VII Plumbing Delete chapters 25, 26, 27, 28, 29, 30, 31 and 32 (See section 5-69 for the adoption of the 2004 Illinois Plumbing Code).

- (13) Section E3301.5 Add the following section: Renovations No electric wiring for light, heat, or power in a building or structure, nor shall an alteration or extension of an existing electric wiring system be made, except in conformity with these chapters.
- (14) Section E3501.8 Add the following section: Utility connection, Any utility company supplying electricity may make the connection or the occupant's service on a premise constructed or altered when a permit covering the electrical wiring has been issued by the building office and the company's requirements for the supply of electric service have been satisfied. The utility company shall not consider this to be the final connection until a certificate of satisfactory completion has been issued the proper official.
- (15) Section E3601.6 Add the following: Allowable wiring methods: All wiring including 15 amp lighting circuits, shall be No 12 or large gauge wire.
- (16) Section E3501.9 Add the following: Electric service. Electric service attachments shall be installed in accordance with the requirements for the supply of electric service of the utility company and shall be approved by the building officer. It shall be the responsibility of the general contractor to have the service attachments installed as such locations as may be agreed upon by the utility company and the electrical contractor.
- (17) Delete section E3502.2.1 and add the following: All new or renewed service entrance installations shall be in conduit, and such installation shall comply with minimum 2005 National Electric Code standards.
- (18) Section E3601.7 Add the following: Aluminum wire, Delete All references to aluminum wire except for service entrance conductor.
- (19) Section E3701.5 Add the following: Delete all references to knob and tube wiring.
- (20) Chapter 43 Referenced Standards ICC:
  - a. Delete the ICC Electrical Code.
  - b. Delete the International Existing Building Code.
  - c. Change the International Plumbing Code to the 2004 Illinois Plumbing Code.
  - d. Delete the International Private Sewage Disposal Code.
  - e. Delete the International Zoning Code.
- (21) Chapter 43 Referenced Standards.
  - a. Adopt the following appendices:
    1. Appendix A Sizing and Capacities of Gas Piping.
    2. Appendix B Sizing of Venting Systems.
    3. Appendix C Exit Terminals of Mechanical Draft and Direct-Vent Systems.
    4. Appendix D Recommended Procedures for Safety Inspections of an Existing Appliance Installation.
    5. Appendix E Manufactured Housing Used As Dwellings.
    6. Appendix F Radon Control Methods.
    7. Appendix G Swimming Pools, Spas and Hot Tubs.
    8. Appendix H Patio Covers.
    9. Appendix I Amended to read: The requirements of this section are established and regulated by Kankakee County Health Department.
    10. Appendix J Existing Buildings and Structures.
    11. Appendix K Sound Transmissions.

12. Appendix L International Residential Code Electrical Provisions/2005 National Electric Code Reference.

(Ord. No. 2005-08-09-115, exh. A, § 5-61, 8-9-2005)

Sec. 105-212. - 2003 International building code.

The following insertions, deletions, additions or changes shall be made to the International Building Code.

- (1) Section 101.1 Insert: County of Kankakee
- (2) Section 105.5 SUSPENSION OF PERMIT: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commenced or not, except with an approved extension. The code official may approve extension of a permit for one or more periods not to exceed 180 days each if there is reasonable cause. The maximum number of extension periods shall not exceed two. An administrative and/or additional fee may be due to grant an extension.
- (3) Section 105.8 Expiration of permit: All permit are only valid for one year from the date of issuance.
- (4) Section 106.1.4 Plans required: Plans for new construction, alteration, additions or modification to the building or structure are required to be signed and sealed per the requirements of the state.
- (5) Section 106.1.5 Plans on Job Required: A set of the approved plans are required to be on the job site at the time of inspection.
- (6) Section 108.2 Add the following sentence: See chapter 5, article II, division 5 of the Kankakee code for permit fees.
- (7) Section 112 BOARD OF APPEALS. Delete the entire section see chapter 5, division 3.
- (8) Section 113.2 Add the following sentence: See chapter 5, article II, division 4 of the Kankakee code for violation penalties.
- (9) Section 114.3 Add the following sentence: See chapter 5, article II, division 4 of the Kankakee code for stop work fees.
- (10) Section 912 Add the following section: Carbon Monoxide Detectors:

Section 912.0 Carbon Monoxide Detectors:

Section 912.1 Definitions

*Carbon Monoxide Alarm* An electrical device, which meets the requirements of UL Standard 2034 for detecting and warning individuals of the presence of carbon monoxide.

*Carbon Monoxide Monitor* An electrical device for detecting and warning individuals of the presence of carbon monoxide. These devices do not meet UL Standard 2034 because they detect and alarm smaller quantities of carbon monoxide than UL 2034 allows.

Section 912.2 General

1. Carbon monoxide alarms where required by this code shall meet the current UL Standard 2034 or its equivalent. Carbon monoxide alarms shall be installed per the requirements of NFPA 720.

2. Carbon monoxide monitors where allowed by this code shall be installed and maintained per the manufacturer's recommendations.

Section 912.3 Where required - living spaces

1. Carbon monoxide alarms are required in any building with sleeping facilities that relies on combustion or fossil fuel for heat, ventilation, hot water, or fireplace within the building, and for buildings with attached garages.

a. Exception No. 1. Sleeping facilities in existing buildings built under and in full compliance with the codes in force at the time of construction or alteration thereof and that have been properly maintained and continually occupied as originally permitted.

b. Exception No. 2. Carbon monoxide alarms may be replaced by carbon monoxide monitors where individuals, whose age, pregnancy or chronic health conditions make them adversely susceptible to low levels of carbon monoxide.

2. In buildings with multisleeping facilities, with completely separate fossil fueled steam or hot water heating appliances are located in an area completely separated from the sleeping quarters, the carbon monoxide alarm does not need to be in the sleeping area but must have one alarm in the fossil fueled appliances area.

3. Existing buildings, with sleeping facilities, that are renovated or altered and the work would normally require a county permit to accomplish, after adoption of the legislation from which this section is derived, shall be required to install a carbon monoxide alarm per this article.

4. Existing buildings with sleeping facilities that replace a furnace or hot water heater with a fossil fueled furnace or hot water heater or install a fireplace shall be required to install a carbon monoxide alarm per this article.

(11) Section 1101.2 ACCESSIBILITY DESIGN: Add the following: and the Illinois Accessibility. When there is a conflict between this code and the Illinois Accessibility Code, the stricter shall be used.

(12) Section 1612.3. Insert the "County of Kankakee"/Insert the date for the county flood ordinance or flood plan should be inserted.

(13) Chapter 19 Plumbing systems. Delete the entire chapter and insert the Illinois Plumbing Code.

(14) Section 3410.2.4 Applicability: Insert June 1, 1959.

(15) Change the following referenced standards:

ICC

Delete the ICC Electrical Code.

Delete the International Existing Building Code.

Change the International Plumbing Code to the 2004 Illinois Plumbing Code.

NFPA

Change or add the standards with the edition listed.

NFPA 11 — 2000	NFPA 12 — 2000	NFPA 13 — 2002	NFPA 13D — 2002
NFPA 13R — 2002	NFPA 14 — 2003	NFPA 15 — 2001	NFPA 16 — 2003



NFPA 17 — 2002	NFPA 17A — 2002	NFPA 18 — 1995	NFPA 20 — 2003
NFPA 25 — 2002	NFPA 30 — 2003	NFPA 30A — 2003	NFPA 31 — 2001
NFPA 32 — 2004	NFPA 33 — 2003	NFPA 34 — 2003	NFPA 35 — 1999
NFPA 36 — 2004	NFPA 40 — 2001	NFPA 45 — 2004	NFPA 50 — 2001
NFPA 51 — 2002	NFPA 51B — 2003	NFPA 61 — 2002	NFPA 72 — 2002
NFPA 85 — 2004	NFPA 120 — 2004	NFPA 252 — 2003	NFPA 259 — 2003
NFPA 265 — 2002	NFPA 268 — 2001	NFPA 409 — 2004	NFPA 655 — 2001
NFPA 664 — 2002	NFPA 701 — 2004	NFPA 704 — 2001	NFPA 1124 — 2003
NFPA 2001 -2004			

(16) The following appendixes shall be adopted as part of the 2003 International Building Code:

- Appendix A — Employee Qualifications
- Appendix C — Group U Agricultural Buildings
- Appendix D — Fire Districts
- Appendix E — Supplementary Accessibility Requirements
- Appendix F — Rodent Proofing
- Appendix G — Flood Resistant Construction
- Appendix H — Signs
- Appendix I — Patio Covers
- Appendix J — Grading

(Ord. No. 2005-08-09-115, exh. A, § 5-62, 8-9-2005)

Sec. 105-213. - 2003 International Mechanical Code.

The following sections of the 2003 International Mechanical Code are hereby amended or added:

- (1) Section 101.1 Insert: County of Kankakee
- (2) Section 106.5.2 and 106.5.3 See county fee schedule.
- (3) Sections 108.4 and 108.5 See county fee schedule.

- (4) Section R-112 BOARD OF APPEALS — Delete the entire section see chapter 5 - division 3
- (5) Referenced standards.

Change the following referenced standards:

ICC

Delete the ICC Electrical Code

Delete the International Existing Building Code

Change the International Plumbing Code to the 2004 Illinois Plumbing Code

NFPA

See the building code for the changes to NFPA standards.

- (6) Adopt the following appendix:

Appendix A Combustion Air Openings and Chimney Pass-Throughs

(Ord. No. 2005-08-09-115, exh. A, § 5-63, 8-9-2005)

Sec. 105-214. - 2003 International Fuel Gas Code.

The following sections of the 2003 International Fuel Gas Code are hereby amended or added:

- (1) Section 101.1 Insert: County of Kankakee
  - (2) Sections 106.5.2 and 106.5.3 See county fee schedule.
  - (3) Sections 108.4 and 108.5 See county fee schedule.
  - (4) Section R-112 BOARD OF APPEALS — Delete the entire section see chapter 5 - division 3
- Referenced standards

Change the following referenced standards:

ICC

Delete the ICC Electrical Code

Delete the International Existing Building Code

Change the International Plumbing Code to the 2004 Illinois Plumbing Code

NFPA

See the building code for the changes to the NFPA standards

- (5) Adopt the following appendix:

Appendix A Sizing and Capacities of Gas Piping (IFGS)

Appendix B Sizing of Venting Systems Serving Appliances with Draft Hoods,

Capacity I Appliances and Appliances for Use and Type B Vents (IFGS)

Appendix C Exit Terminals of Mechanical Draft and Direct-Vent Systems (IFGS)

Appendix D Recommended Procedures For Safety Inspections of an Existing Appliance Installation (IFGS)

(Ord. No. 2005-08-09-115, exh. A, § 5-64, 8-9-2005)

Sec. 105-215. - 2003 International Property Maintenance Code.

The following sections of the 2003 International Property Maintenance Code are hereby amended or added:

Section 101.1 Insert: County of Kankakee

Section 103.5 See county fee schedule.

Section R-112 BOARD OF APPEALS — Delete the entire section see chapter 5 - division 3

Section 304.3. PREMISES IDENTIFICATION. Deleted the entire section.

Section 304.14 INSECT SCREENS Insert April 1 to November 1

Section 602.3 HEAT SUPPLY NON WORK SPACES: Insert November 1 to April 1

Section 602.4 HEAT SUPPLY WORK SPACES: Insert November 1 to April 1

Referenced standards

Change the following referenced standards:

ICC

Delete the International Existing Building Code

Delete the ICC Electrical Code

Change the International Plumber Code to the 2004 Illinois Plumbing Code

(Ord. No. 2005-08-09-115, exh. A, § 5-65, 8-9-2005)

Sec. 105-216. - 2003 International Fire Code.

(a) The following sections of the 2003 International Fire Code are hereby amended or added:

(1) Section 101.1 Insert: County of Kankakee

(2) Section 105 PERMITS: Delete the entire section.

(3) Section R-112 BOARD OF APPEALS — Delete the entire section see chapter 5 - division 3

(4) Section 109.3 FEES: See county fee schedule.

(5) Section 111.4 PENALTIES: See county fee schedule.

(6) Section 914 Add the following section: Carbon Monoxide Detectors

Section 914.0 Carbon Monoxide Detectors:

Section 914.1 Definitions

*Carbon Monoxide Alarm.* An electrical device, which meets the requirements of UL Standard 2034 for detecting and warning individuals of the presence of carbon monoxide.

*Carbon Monoxide Monitor.* An electrical device for detecting and warning individuals of the presence of carbon monoxide. These devices do not meet UL Standard 2034 because they detect and alarm smaller quantities of carbon monoxide than UL 2034 allows.

#### Section 914.2 General

1. Carbon monoxide alarms where required by this Code shall meet the current UL Standard 2034 or it equivalent. Carbon monoxide alarms shall be installed per the requirements of NFPA 720.
2. Carbon monoxide monitors where allowed by this Code shall be installed and maintained per the manufacturer's recommendations.

#### Section 914.3 Where required - living spaces

1. Carbon monoxide alarms are required in any building with sleeping facilities that relies on combustion of fossil fuel for heat, ventilation, hot water, or fireplace within the building, and for buildings with attached garages.

Exception No. 1 Sleeping facilities in existing buildings built under and in full compliance with the codes in force at the time of construction or alteration thereof and that have been properly maintained and continually occupied as originally permitted.

Exception No. 2 Carbon monoxide alarms may be replaced by carbon monoxide monitors where individuals, whose age, pregnancy or chronic health conditions make them adversely susceptible to low levels of carbon monoxide.

2. In buildings with multi-sleeping facilities, with completely separate fossil fueled steam or hot water hearing appliances are located in an area completely separated from the sleeping quarters, the carbon monoxide alarm does not need to be in the sleeping area but must have one alarm in the fossil fueled appliances area.

3. Existing buildings, with sleeping facilities, that are renovated or altered and the work would normally require a county permit to accomplish, after adoption of the legislation from which this article is derived shall be required to install a carbon monoxide alarm per this article.

4. Existing buildings, with sleeping facilities that replace a furnace or hot water heater with a fossil fueled furnace or hot water heater or install a fireplace shall be required to install a carbon monoxide alarm per this article.

- (7) Section 3204.3.1.1: See the Kankakee County Zoning Ordinance for the requirements.
- (8) Section 3404.2.9.5.1: See the Kankakee County Zoning Ordinance for the requirements.
- (9) Section 3406.2.4.4: See the Kankakee County Zoning Ordinance for the requirements.
- (10) Section 3804.2: See the Kankakee County Zoning Ordinance for the requirements.
- (11) Change the following referenced standards:

#### ICC

Delete the ICC Electrical Code.

Delete the International Existing Building Code.

Change the International Plumbing Code to the 2004 Illinois Plumbing Code.

#### NFPA

See the Building for changes to the NFPA standards.

(12) Adopt the following appendices.

Appendix B Fire-Flow Requirements For Buildings.

Appendix C Fire Hydrant Locations and Distribution.

Appendix D Fire Apparatus Road Access.

Appendix E Hazard Categories.

Appendix F Hazard Rankings.

Appendix G Cryogenic Fluids — Weight and Volume Requirements.

(Ord. No. 2005-08-09-115, exh. A, § 5-66, 8-9-2005)

Sec. 105-217. - 2003 International energy conservation code.

The following sections of the 2003 International Energy Conservation Code are hereby amended or added:

- (1) Section 101.1 Insert: County of Kankakee.
- (2) Change the following referenced standards:

ICC

Delete the ICC Electrical Code.

Delete the International Existing Building Code.

Change the International Plumbing Code to the 2004 Illinois Plumbing Code.

Adopt the Appendix.

(Ord. No. 2005-08-09-115, exh. A, § 5-67, 8-9-2005)

Sec. 105-218. - 2005 National Electrical Code.

The following sections of the 2005 National Electrical Code are hereby amended or added:

- (1) Article 90.10 Add the following article: Renovations No electric wiring for light, heat, on power in a building or structure, nor shall an alteration or extension of an existing electric wiring system be made, except in conformity with these chapters.
- (2) Article 90.11 Add the following article: Utility connection, Any utility company supplying electricity may make the connection or the occupant's service on a premise constructed or altered when a permit covering the electrical wiring has been issued by the building officer and the company's requirements for the supply of electric service have been satisfied. The utility company shall not consider this to be the final connection until a certificate of satisfactory completion has been issued the proper official.
- (3) Article 90.12 add the following article: Electric service. Electric service attachments shall be installed in accordance with the requirements for the supply of electric service of the utility company and shall be approved by the building officer. It shall be the responsibility of the general contractor to have the service attachments installed at such locations as may be agreed upon by the utility company and the electrical contractor.

- (4) Article 230.34 add the following articles: Minimum service size All new or renewed service entrance installations shall be 100 amp or more total capacity, and such entrance shall be in conduit, and such installation shall comply with minimum National Electrical Code standards.
- (5) Article 310.2 (B) Delete all references to aluminum wire except for service entrance conductor.
- (6) Article 310.5 add the following to the end of the sentence: All wiring, including 15 amp lighting circuits, shall be No. 12 or larger gauge wire.
- (7) Article 394 Knob and Tube Wiring: Delete all references to knob and tub wiring. Knob and tube wiring is not allowed.

(Ord. No. 2005-08-09-115, exh. A, § 5-68, 8-9-2005)

#### Sec. 105-219. - Illinois Plumbing Code.

The following sections of the 2004 Illinois Plumbing Code are hereby amended or added:

- (1) Section 890.1370(f) Add the following sections A two-inch trapped and vented floor drain or hub drain will be required in all mechanical rooms.

(Ord. No. 2005-08-09-115, exh. A, § 5-69, 8-9-2005)

#### Sec. 105-220. - Illinois Accessibility Code.

The following sections of the Illinois Accessibility Code are hereby amended or added:

- (1) Section 400.110 c) When there are conflicts between the Illinois Accessibility Code and the 2003 International Building Code, the stricter shall apply.

(Ord. No. 2005-08-09-115, exh. A, § 5-70, 8-9-2005)

#### Sec. 105-221. - Emergency service communications.

For all new nonresidential structures and multifamily dwellings, no use, activity or process shall be conducted which would cause any interference with public safety communication. Non-residential structures shall include all places of assembly, industrial and commercial buildings where the public, workers, or employees have access. Said buildings or structures shall be constructed and/or maintained so as to provide for in-building public safety communication coverage. Prior to final occupancy, an emergency service communication test shall be conducted by the applicable jurisdiction and approved. Where in-building public safety communication fails, the owner shall, at his own expense, install a repeater or antenna system that shall provide for such coverage. This provision shall apply to existing buildings where modifications, improvements, or repairs total 50 percent of its value or greater.

(Ord. No. 2005-08-09-115, exh. A, § 5-71, 8-9-2005)

#### Secs. 105-222—105-250. - Reserved.

#### Subdivision III. - Construction Site Requirements

#### Sec. 105-251. - Construction debris.

No construction debris shall be stored or in any way be allowed to remain at any location within the subdivision. Every construction site may be required to have a garbage dumpster sufficient in size to handle on site debris. Every dumpster shall be sufficiently covered to prevent debris from blowing out and to prevent any unauthorized person from rummaging or contributing to the contents. Debris shall be cleaned from the site daily. The moving of debris from one lot to another will not be permitted.

(Ord. No. 2005-08-09-115, exh. A, § 5-81, 8-9-2005)

Sec. 105-252. - Portable restrooms.

On every construction site, one portable restroom facility shall be provided for each 40 workers on the site with a minimum of one provided. These restrooms shall be cleaned and serviced as required to maintain them in proper working order and sanitary.

(Ord. No. 2005-08-09-115, exh. A, § 5-82, 8-9-2005)

Secs. 105-253—105-282. - Reserved.

### ARTICLE III. - CONTRACTOR REGISTRATION

Sec. 105-283. - Purpose.

To protect the public health, safety, and general welfare of the citizens of the county, the construction contractors' registration program is hereby established. Said program shall ensure that all persons performing construction or certain specified trades in the unincorporated areas of the county, carry the appropriate bonding and insurance necessary to insure safety to life and property from all hazards incidental to the design, erection, repair, removal, demolition or occupancy of buildings, structures or premises.

(Ord. No. 2005-08-09-115, exh. A, § 5-87, 8-9-2005)

Sec. 105-284. - Definitions.

Unless the context otherwise requires, the following terms as used in this article shall be construed in the following manner:

*Contractor* means any person, partnership, corporation or other business entity engaged in the business of constructing, altering, or repairing buildings or other structures or lots and all trades of crafts associated with such work, including, but not restricted to, general building contractors, carpentry contractors, heating, air conditioning, ventilating, mechanical, electrical, plumbing, roofing, landscapers when work is performed in a platted subdivision or when it includes the installation of a lawn sprinkler system, masonry, concrete, insulating or drywall, fencing, pool installers, siding and gutter installers, and any other sub-contractors who require a building permit. Any person constructing, repairing, or altering any building or structure within the county for which a building permit is required, is presumed to be a contractor and must be registered hereunder unless such presumption is rebutted.

*Family member* means brother, sister, mother, father, aunt, uncle, step-brother, step-sister, step-mother, step-father, half-brother, half-sister, father-in-law, mother-in-law, brother-in-law, sister-in-law, and first cousin.

(Ord. No. 2005-08-09-115, exh. A, § 5-88, 8-9-2005)

Sec. 105-285. - Registration required.

No person shall act or perform any services as a contractor or subcontractor within the county without first obtaining registration from the county, as herein provided.

(Ord. No. 2005-08-09-115, exh. A, § 5-89, 8-9-2005)

Sec. 105-286. - Registration application.

All applications for a contractor's registration shall be made in writing to the county planning department upon forms furnished by the county.

(Ord. No. 2005-08-09-115, exh. A, § 5-90, 8-9-2005)

Sec. 105-287. - Registration fees.

The fee for a contractor registration shall be as stated in section 18-1.

(Ord. No. 2005-08-09-115, exh. A, § 5-91, 8-9-2005)

Sec. 105-288. - Registration issuance.

- (a) Upon verification that the provisions of this chapter have been met, proper application has been made, and the fees set out in as stated in section 18-1 have been paid, the county planning department shall register contractors to work in unincorporated areas of the county.
- (b) All registrations shall be valid for one year from the date issued unless otherwise revoked as prescribed in this chapter.
- (c) All general contractors and subcontractors must register prior to the start of work or being issued any building permits by the county planning department.
- (d) Plumbing and irrigation contractors are exempt from the fee and bond requirements per 225 ILCS 320/42 of the Plumbing Licensing Law. A completed application, certificate of insurance, copy of the state plumbing/irrigation license and plumbing contractor certificates are required to be on file.
- (e) Any and all insurance companies used by general contractors or subcontractors to comply with the provisions of this chapter must maintain a minimum A rating.

(Ord. No. 2005-08-09-115, exh. A, § 5-92, 8-9-2005)

Sec. 105-289. - Property/homeowner construction.

- (a) *Registration not required.* Registration is not required for a property/homeowner performing his own work on a project provided the following conditions are met:
  - (1) All subcontractors are registered by the county.
  - (2) Said property/homeowner shall sign an affidavit attesting to the fact that they are performing all of the work on the project.
- (b) *Exemption.* A homeowner, his family member or an unpaid friend engaged in constructing, altering, or repairing his personal residence or lot shall not be considered a contractor for the purposes of this chapter.

(Ord. No. 2005-08-09-115, exh. A, § 5-93, 8-9-2005)

Sec. 105-290. - Bond required.

- (a) Each application for registration shall deposit with the county planning department a permit and license bond or surety bond. Said bond shall be issued by a company approved and authorized to issue bonds by the state bound to the county in the penal sum of \$10,000.00. Said bond shall be conditioned on the faithful compliance with the applicant's duties and in compliance with all applicable codes.
- (b) The bond shall not be cancelable without ten days prior written notice, to the county by the bonding company, unless released by the county.

(Ord. No. 2005-08-09-115, exh. A, § 5-94, 8-9-2005)

Sec. 105-291. - Liability insurance required.

- (a) No person, company, corporation, partnership or entity shall act as a general contractor or subcontractor within the county, unless exempt under section 105-289, nor shall be registered, unless said general contractor or subcontractor deposits with the county planning or building department, certificate(s) of insurance issued to said general contractor or subcontractor by a



company or companies approved and authorized to issue such insurance by the state, and said general contractor or subcontractor shall continuously remain insured for the full registration period, listing the county as the certificate holder, and written in the following minimum amounts:

- (1) General liability: \$1,000,000.00.
  - (2) Workers' compensation and employer's liability: \$100,000.00.
  - (3) Property damage liability: \$50,000.00.
- (b) A contractor with no employees must submit an affidavit (sworn and notarized statement) attesting to the same at the time of registration application.
- (c) If said insurance should at any time expire, be canceled or otherwise lapse, the registration of the insurance holder shall immediately be revoked and all work, within the county, shall immediately cease.
- (d) The certificate of insurance shall provide that the insurance is not cancelable during the policy period without the issuing insurer providing written notice within ten days prior to cancellation to the county.

(Ord. No. 2005-08-09-115, exh. A, § 5-95, 8-9-2005; Ord. No. 2013-07-09-108, 6-11-2013)

Sec. 105-292. - Enforcement violations, penalties and appeals.

The provisions of this chapter shall, at all times, be the duty of the county planning department. The building and zoning division shall regularly inspect the site of contractors' activities to see that the same are being conducted and operated in accordance with the requirements of all laws and ordinances applicable thereto. Penalties shall be in accordance with section 105-131.

(Ord. No. 2005-08-09-115, exh. A, § 5-96, 8-9-2005)

Sec. 105-293. - Registration suspension, revocation and reinstatement.

- (a) *Suspension or revocation.* Any registration issued under the provisions of this chapter may be suspended or revoked, for any violation of any of the provisions of this chapter. The county planning department may refuse to issue a registration if any of the provisions of this chapter have not been met.
- (b) *Appeals.* Any appeal of a decision of the building and zoning division of the county planning department shall be filed in accordance with Section 105-100

(Ord. No. 2005-08-09-115, exh. A, § 5-97, 8-9-2005)

Sec. 105-294. - Severability.

If any court of competent jurisdiction declares any provision or part of a provision of this chapter void or unconstitutional, the remaining provisions, and parts of provisions not ruled void or unconstitutional shall continue in full force and effect.

(Ord. No. 2005-08-09-115, exh. A, § 5-98, 8-9-2005)