

VILLAGE OF MONEE

The 2003 International Building Code (IBC)

9-1-1: ADOPTION OF BUILDING CODE:

The printed document, three (3) copies of which are on file in the office of the village clerk, being marked and designated as the International building code (IBC) 2003, as published by the International Code Council (ICC), Inc, (herein sometimes referred to as "building code") is hereby adopted as the building code of the village; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International building code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions and changes, if any, prescribed in section 9-1-2 of this chapter.

9-1-2: BUILDING CODE AMENDMENTS:

The hereinafter designated sections or portions of said ICC International Building Code 2003 shall be revised, modified, added to, or changed as follows:

Section 101.1 **insert:** Village of Monee, Will County, Illinois.

Section 101.4.1 Electrical – **Change** “ICC Electrical Code” to “National Electric Code”

Section 101.4.4 Plumbing- **Change** “International Plumbing Code” to “Illinois State Plumbing Code”

Section 105.2 Work exempt from permit.

Building:

#1 Replace “120” with “60”.

#2 Delete entire sentence.

#3 Delete entire sentence.

#5 Delete entire sentence.

#6 Delete entire sentence.

Section 105.5, Expiration:

After “work has commence,” **Add** “If work is suspended or abandoned for a period of six (6) months after the time of commencing work, the site shall be cleared, cleaned, graded for drainage, and seeded.”

Add Section 106.2.1 Grading Survey. At the time of application for any new construction, the applicant shall furnish the Village, a plat of survey, signed and surveyed by an Illinois Licensed land Surveyor containing and/or portraying the following information:

1. The elevation of and the four (4) corners of the lot;
2. The footprint of the structure in relation to all property lines;
3. Proposed elevation of top of foundation and actual elevation of curb, if any;
4. All drainage swales and direction of surface water flow on the property;
5. Location of all public utilities, including telephone and electrical pedestals;

6. Utility service routing lines which should be run parallel with and at least two (2) feet within side property line;
7. Proposed finished grade.

Add Section 106.2.2 Certification of Top of Foundation Wall Elevation.

After installation of foundation, drain tile, Damp-proofing and Back fill but before any further work, the applicant, shall submit to the Village, a current plat of survey certification from an Illinois Licensed Surveyor that the Top of Foundation elevation and the structure footprint conforms with all applicable Village ordinances and an approved grading survey with a tolerance of plus or minus six (6) inches from the top of foundation.

Add Section 106.2.3 Final Plat of Survey.

Within four (4) months after issuance of a Temporary Occupancy Certificate, the Building Permit applicant shall deliver to the Village a current plat of survey signed by an Illinois Licensed Surveyor or engineer.

1. Conforms to all applicable ordinances and regulations of the Village.
2. Conforms to all Village approved final engineering plans and specifications;
3. Conforms to the grading survey showing grade contour lines, including the final grade.

Section 106.6 CERTIFICATION OF FINAL GRADE PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

No building permit shall be issued for an intended building unless the proposed drawings, earthwork and other improvements are in conformance with the site development plan approved previously as part of the application for a building permit.

Following completion of the building, and prior to issuance of an occupancy permit, a final grading survey, as well as a Final Grading Certification, shall be required after the lot has been final graded and topsoil is in place. This survey shall be a topographic survey by a registered land surveyor of the state of Illinois depicting final grade spot elevations at all lot corners, at twenty-five (25) foot intervals along the perimeter of the lot, and at all locations of spot elevations shown on the approved grading plan. These elevations shall be referenced to U.S.G.S. datum.

A copy of the survey and the Final Grading Certification shall be furnished to the Village prior to occupancy permit being issued.

Add Section 106.7 Review by Village Engineer:

In addition to complying with all Village and other requirements, no building permit shall be issued for any commercial development or commercial property, or industrial development or industrial property, until all of the proposed development plans have been reviewed and approved by the Village Engineer.

(Ord. 1025, 9-23-1998)

Add Section 107.2.1 All Weather Road Requirements:

In addition to complying with all Village and other requirements, an all weather road must be in existence in each new phase of a subdivision development, before any building permits may be issued.

(Ord. 1006, 2-25-1998)

Add Section 108.2.1 Table I - Schedule of Permit Fees

- A. New Residential Structures-
New construction – Includes Electric, Plumbing, and HVAC
- | | |
|--|-------------|
| (1) Residential-Single Family | \$1,800.00 |
| (2) Townhouses- Each dwelling Unit | \$1,800.00 |
| (3) Apartments- Each dwelling Unit | \$ 500.00 |
| - Each Floor Common Area | \$ 300.00 |
| (4) Condominiums- Each dwelling Unit | \$ 500.00 |
| - Each Floor Common Area | \$ 300.00 |
| *Early start for footing/foundation | \$ 300.00 |
| (5) Clubhouse/ Shared Accessory Structures | \$ 0.35 psf |
| (6) Parking Shelters- Per Covered Stall | \$ 50.00 |
- B. COMMERCIAL - INDUSTRIAL - STORAGE - BUSINESS -
INSTITUTIONAL - PUBLIC AND MULTI-FAMILY
New construction - Additions – Accessory- Renovations- \$50.00 minimum
- | <u>Square footage</u> | <u>Cost per square foot</u> |
|-----------------------|-----------------------------|
| Up to 200,000 | \$0.65 |
| 200,001 - 300,000 = | \$0.60 |
| 300,001 - 400,000 = | \$0.55 |
| 400,001 - 500,000 = | \$0.50 |
| 500,001 – 600,000 = | \$0.45 |
| 600,001 - 700,000 = | \$0.40 |
| 700,001 - 800,000 = | \$0.35 |
| 800,001 and up = | \$0.30 |
- C. AGRICULTURE BUILDINGS
New construction - Additions - Accessory
\$0.30 per sq ft for all areas, but not less than \$50.00 minimum
- D. ALTERATIONS AND REMODELING OR USE CHANGE
APPLICABLE ONLY TO RESIDENTIAL DWELLINGS.
- | | |
|--|----------|
| (1) Replacing of roof shingles. | \$30.00 |
| (2) Replacing existing blacktop driveway. | \$30.00 |
| (3) Changing of windows & Doors per house. (Unless headers are altered or any structural changes are made). | \$25.00 |
| (4) Siding replacement. | \$50.00 |
| (5) Decks/ sunroom. | \$80.00 |
| (6) Patios, Concrete flat work, and Handicapped ramps. | \$50.00 |
| (7) Detached Garage | \$180.00 |
| (8) Above ground Pools w/Electric | \$ 85.00 |
| (9) In ground Pool w/ Electric & Plumbing | \$180.00 |

| | | |
|----|--|--|
| | (10) Sheds w/o electric | \$ 50.00 |
| | (11) FENCES | \$50.00 + \$0.05 per linear foot Over 1000 linear foot |
| | (12) Additions & Remodels | \$ 0.35 psf for all areas, but not less than \$50.00 minimum |
| E. | ELECTRICAL | |
| | (1) Residential - New Service – | \$ 75.00 |
| | - Remodeling/Addition | \$ 75.00 |
| | (2) Commercial- New construction – | \$300.00 |
| | - Remodeling | \$300.00 |
| | Less than 500sq ft | \$100.00 |
| F. | PLUMBING | |
| | (1) Residential – Installation of cleanout – | \$ 50.00 |
| | - Remodeling/Addition | \$ 75.00 |
| | (2) Commercial- New construction – | \$300.00 |
| | - Remodeling | \$300.00 |
| | Less than 500sq ft | \$100.00 |
| G. | HEATING AND AIR CONDITIONING | |
| | (1) Residential - Replacement – | \$ 50.00 |
| | - Remodeling/Addition | \$ 75.00 |
| | (2) Commercial- New construction – | \$300.00 |
| | - Remodeling | \$300.00 |
| | Less than 500sq ft | \$100.00 |
| H. | MOVING, RAISING, SHORING OR UNDERPINNING OF STRUCTURE OR FOUNDATION | |
| | (1) Residential- | \$100.00 |
| | (2) Commercial- | \$200.00 |
| I. | DEMOLITION | \$300.00 |
| J. | SIGNS AND STRUCTURES | |
| | \$0.50 per square foot for all areas, but not less than \$50.00 minimum | |
| L. | REINSPECTION OR EXTRA INSPECTIONS NEEDED OR REQUESTED | \$50.00 |
| M. | Plan Review | |

| | |
|--------------------------------|---|
| (1) Residential- | |
| a. Single family | \$400.00 |
| b. Townhouses- per structure | \$250.00 |
| c. Apartment Buildings | \$500.00 per floor Plus \$50.00 per unit |
| d. Additions or second stories | \$75.00 |
| e. Garages | \$20.00 |
| f. Decks | \$15.00 |
| (2) Commercial- | \$0.15 psf MIN \$600.00 |

Where the Building Official requires the review of building plan and specifications by a professional engineer or architect, the builders or developers shall pay the actual cost of the plan review plus a \$50.00 administration fee.

| | | |
|----|--------------------------------------|----------|
| N. | Building Code Appeal Application fee | \$150.00 |
| O. | Permit refund processing fee | \$60.00 |
| P. | Occupancy Inspections | |
| | Residential | \$50.00 |
| | Commercial/ Industrial | \$100.00 |

(ADD) Section 108.5.1. Clean-Up Bond:

Prior to the issuance of a building permit in respect to new work, alteration and repairs to existing buildings, or the moving of a building or the issuance of a permit for demolition of a building or structure, the party making application for such permit shall deposit with the Village of Monee a cash bond in the amount of \$500.00 for any work with a valuation in excess of \$2,000.00, to assure that all refuse, rubbish, building materials or other items resulting from the work for which the permit was issued, shall be removed or cleaned up upon completion of the project, and basic landscaping is completed. Said bond shall be refunded by the Village to the party depositing same upon final inspection by the Building Inspector, provided that the Building Inspector shall certify to the Village that there is no such item remaining upon the subject property upon the completion of the project, and basic landscaping is completed. In the event that such items remain upon the subject premises at the time of final inspection, or in the event basic landscaping is not completed, the party making said deposit shall be given written notice mailed to said individual at the address shown on the building permit, notifying said individual that unless said items are removed within ten (10) days from the date of mailing of said notice by regular mail, the Village shall, at its option, cause said items to be removed or basic landscaping completed and deduct the cost thereof from the cash bond deposit. Any action taken by the Village under this section shall not relieve any party subject to this ordinance from liability or responsibility in removing such items described in this section and/or taking any other action under any other provisions of this ordinance.

(Ord. 988, 9-10-1997; amd. 1999 Code)

Section 110, entitled "Certificate of Occupancy". Amend by adding after section 110.4, the following:

Section 110.5 Certain Facilities Required Before Granting of Occupancy Permit.

110.5.1 Final Certificate of Occupancy. Except as hereafter provided, no occupancy permit shall be granted by any governing official for the use of any building, structure or Land Improvement within a subdivision approved for platting or replatting or for the use of any building, structure or other improvement upon unsubdivided land or upon land exempt from the provisions of the Illinois Plat Act (765 ILCS 205/1 et seq.) until all required utility facilities have been installed and made ready to service the building, structure or Land Improvement, and the roadways providing access to the lot, lots or unsubdivided tracts containing such improvements have been constructed or are in the process of construction and are suitable for vehicular traffic. Provided, however, that to be declared eligible for vehicular traffic, paved roadways shall have been completed, up to but not including, the application of the final surfacing.

110.5.2 Temporary Occupancy Permit. The Village official authorized to issue an occupancy permit for the use of a building, structure or Land Improvement is authorized to issue a temporary Certificate of Occupancy allowing use and/or occupancy of the building, structure or Land Improvement for a period of up to, but not in excess of, six (6) months in duration, provided that each of the following conditions have been satisfied:

1. The applicant has deposited adequate security with the Village in an amount of not less than 150% of the cost of completion of that portion of construction and/or landscaping remaining to be completed IAW the approved plans and specifications.
2. The applicant has demonstrated by clear and convincing evidence, to the satisfaction of the Building Official, that allowing temporary occupancy or use of the building, structure or Land Improvement will pose no hazard to the potential users or occupants thereof or to the public in general.

110.5.2.1 The foregoing requirement that financial security be filed with the Village to ensure abatement of violations may be waived by the Building Commissioner or by his or her designee for those property owners who have achieved a demonstrated record of bringing their property into full compliance with all requirements of the Building and Housing Code in a diligent and timely manner. The requirement of adequate financial security, however, shall be strictly enforced in instances of repeated non-compliance, demonstrated bad faith, or lack of due diligence on the part of a property owner.

Add Section 110.6 Failure to Timely Complete Landscaping.

If all landscaping is not completed prior to the permit within the allowed time, the Village shall complete the landscaping, either itself or by its agent, and deduct all actual costs and expenses from the deposit of 150% over the estimated costs being held by the Village of Monee. In addition, the Village shall have other such remedies to require the property owner to complete the landscaping as required.

Add Section 110.7 Failure to Complete Sidewalks.

If all exterior concrete flatwork is not completed prior to the permit within the allowed time, the Village shall complete the exterior concrete flatwork, either itself or by its agent, and deduct all actual costs and expenses from the deposit of 150% over the

estimated costs being held by the Village of Monee. In addition, the Village shall have such other remedies to require the property owner to complete the exterior concrete flatwork as required.

Add Section 110.8 Penalty.

If the applicant (General Contractor) fails to submit the Final Grading Certificate to the Village of Monee within the time permitted under this Ordinance, the General Contractor shall be subject to a fine of not less than Hundred (\$100.00) Dollars nor more than Seven Hundred Fifty (\$750.00) Dollars for each day the violation occurs and in addition thereto, such failure is prima facie evidence for the revocation of the General Contractor's license to conduct business in the Village of Monee.

Replace the whole Section 112.3 “Qualifications” with -

“Section 112.3 Membership of Board:

The Board of Appeals shall consist of the members of the Zoning Board of Appeals of the Village of Monee, Will County, Illinois, acting from time to time.

ADD to end of Section 113.4 Violation penalties “IAW Village Code 1-4-1 A.

ADD Section 708.2.1 Fire separation Requirements: All structures of Residential Group R shall be constructed of concrete/ masonry material. Interior walls thereof separating units or apartments shall have a minimum of a two (2) hour fire-resistance rating.

Section 708.3 Fire resistance rating. - Exception #2 **Change** (½ hour) **to** (1 hour)

Section 710.3 Fire resistance rating. - Exception **Change** (½ hour) **to** (1 hour)

(ADD) Section 901.8 KNOX ELECTRONIC CUT OFF SWITCH: A Knox Model (KS-2P) pre-emptive cut off switch is required in all buildings of all Use Groups with multiple electric panel rooms or locations or in buildings with a service of 800 or more amps. The cut off switch shall be Located at the main front entrance or vestibule in which the Knox Box is located or other approved location in accordance with the Monee Fire Protection District Fire Prevention Bureau and Mounted not higher than 6 feet off the floor.

Section 903.2 Where (sprinklers) Required. (Add) “In all construction Use Group’s, if the building area exceeds 5,000 square feet, an approved sprinkler system shall be provided unless an area less than 5,000 square feet is specified for that grouping.”

(Add to the end of Section 903.3.1 Standard) **MULTIPLE STORY BUILDINGS:** In multiple story buildings, provide floor control valves with water flow switches for each floor.

(ADD) Section 903.3.5 WATER SUPPLY: The fire protection system water supply shall be separate from the domestic water supply. Provide separate lead-ins from the public water main.

Section 907.2 Where required(Fire alarm and Detection System) (ADD) In new and remodeled /renovated building a monitored automatic fire detection system shall be installed and maintained in full operational condition in all use groups in this code.

(Add) Section 911.2 FIRE PUMPS: All fire pumps shall have an outside test header. Provide an OS&Y gate valve on all fire pump test headers. Provide a ball drip between the OS&Y control valve and the outside test header. The test header shall have the minimum 2 1/2 foot test valves required by NFPA 20.

(Add) Section 905.2.1 STORAGE HOSE VALVES: In all warehouse storage areas, where storage exceeds 12 feet high, provide inside 2 1/2 inch fire hose valves with 1 1/2 inch reducer to a 1 1/2 inch connection with 100 feet of 1 1/2 inch hose and fog nozzle shall be spaced at each door entrance to the warehouse and/or storage area. Provide additional fire hose valves so that no portion of the warehouse and/or storage area is more than 120 feet maximum travel distance to a fire hose valve. Show the location of all obstructions and/or racks on the drawing.

The fire hose valves system piping shall be:

- a. A separate piping system.
- b. Hydraulically calculated for a minimum of 250 gpm at 75 psi to the most hydraulically remote fire hose valve.

(ADD) Section 912.0 FIRE SUPPRESSION SUPERVISION

Section 912.1 FIRE SUPPRESSION: All automatic fire suppression systems shall be supervised by connection to the Peotone Public Safety Answering Point (PSAP) in accordance with NFPA 72.

EXCEPTION:

1. Underground gate valves with roadway boxes.

Section 912.2 FIRE PROTECTION SIGNALING SYSTEMS: All required fire protective signaling systems shall transmit alarm and trouble signals to the Peotone Public Safety Answering Point (PSAP) in accordance with NFPA 72, and the Fire Prevention Code listed in Chapter 35.

EXCEPTIONS:

1. Single and multi-station detectors as required by section 920.0.
2. Smoke detectors in patient sleeping rooms in building of Use Group I-2 (see section 409.5.1).

(Ord. 988, 9-10-1997; amd. 1999 Code)

Section 1612.3 Establishment of Flood Hazard Areas.

Insert jurisdiction: Will County, Illinois

Insert Date: September 6, 1995

(ADD) Section 1808.0 SUMP PUMP DISCHARGES

Section 1808.1 UNDERGROUND CONNECTION REQUIRED: Sump pumps for all residential buildings shall discharge to a storm sewer or drainage line, if one is available, to serve the property. Connections are to be made by a contractor licensed by the Village, including the connection to the storm sewer and the entire pipe from the house to the storm sewer.

(Ord. 1123, 2-14-2001)

Section 1808.2 DISCHARGE LINE: The sump pump discharge line shall come out of the house above the ground and turn downward using an elbow. It shall then extend just into a gravity receiving pipe that is sticking out of the ground a few inches. The gravity pipe shall be four (4) inch diameter PVC and shall have a minimum of one (1) percent grade to the storm outlet location.

Section 1808.3 CONNECTION: The tap into the storm sewer main shall be made based on the type of receiving storm sewer pipe as follows:

1. N-12 STORM SEWER (Heavy Black Plastic Pipe with a Smooth Interior): An "INSERTA TEE" by Advanced Drainage Systems shall be used for connection of the four (4) inch PVC gravity sump pump line to the N-12 storm pipe.
2. CONCRETE STORM SEWER: A hole shall be sawed into the existing concrete storm sewer or storm structure. Three galvanized metal screws, a minimum of two (2) inches long, are to be installed in the end of the four (4) inch PVC sump pump discharge pipe, at a distance from the end equal to the thickness of the concrete, to create a stoop barrier. The screws shall be equally spaced around the PVC pipe and screwed in no more than 1/4 inch. The four (4) inch PVC pipe is to be inserted into the concrete until the screws rest against the outside of the concrete causing the end of the PVC pipe to be flush with the interior of the concrete pipe or structure. The PVC pipe shall then be concreted and/or grouted in place with care taken to prevent the cement materials from entering the pipe or structure.

Section 1808.4 INSPECTIONS REQUIRED: Trenches and connections are not to be backfilled until an inspection is made by the Village Inspector.

(Ord. 1117, 1-10-2001)

Section 3410.2 Applicability (Compliance Alternatives)

Insert Date: (Date to match adoption date.)