

Chapter 18

BUILDINGS AND BUILDING REGULATIONS*

* **Editors Note:** Ord. No. 2005-06, § 2, adopted March 22, 2005, amended ch. 18 of the Code in its entirety. Prior to amendment, ch. 18 pertained to similar subject matter and derived from Ord. No. 2003-05, § 2, adopted Jan. 28, 2003; and Ord. No. 2003-08, § 1, adopted Jan. 28, 2003. For a detailed analysis of inclusion of the provisions of Ord. No. 2005-06, see the Code Comparative Table.

Cross References: Condominiums, ch. 34; fire prevention and protection, ch. 46; floods, ch. 50; streets, sidewalks and other public places, ch. 86; subdivisions, ch. 90; utilities, ch. 102.

State Law References: Powers of home rule units, Ill. Const. art. VII, § 6.

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ARTICLE I.

IN GENERAL AND FEES

Sec. 18-1. Plan review fees.

Section 108.2 (IBC) Fee schedule. Such section is amended to read as follows:

Fees for permits shall be established by the village. In addition to such fees, the applicant shall pay the fees and costs of any consultant retained by the village to assist in the review of plans.

Plan Review Fees

Residential

New \$150.00

Additions 100.00

Remodeling/alterations 40.00

Fee includes first and second review

Additional reviews 75.00

Commercial

Available upon request to the Village Clerk or the Department of Community Development. Fees are based on established fees by the service retained by the department to conduct such plan reviews.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-19, § 2, 7-26-05)

Sec. 18-2. Permit fee for building construction, remodeling or repair.

Any person desiring a building permit for a new building or for additions or repairs shall, at the time of filing application therefore, pay to the village clerk a fee as follows:

Value of Construction

Per \$1,000.00 of valuation \$ 9.00

Building valuation shall be based on the square foot costs on file in the Community Development Department. The square footage costs are intended to provide a minimum base from which to calculate permit fees. The square footage cost includes architectural, structural, electrical, plumbing and mechanical work.

Miscellaneous Permit Fees

Per \$1,000.00 of valuation \$ 9.00

Fence, minimum 25.00

Shed, minimum 25.00

Driveway, minimum 40.00

Decks, minimum 40.00

Pools, minimum 40.00

Plus applicable electrical fees

Roofing

Residential, minimum 25.00

Commercial, minimum 50.00

Electrical

Minimum inspection fee 40.00

Electrical service

Up to 200 amp 40.00

201 to 800 amp 60.00

801 to 2000 amp 110.00

Over 2000 amp 240.00

Accessory structure 40.00

Single family residence, new and remodel

Up to 1,000 square feet 60.00

Above 1,000 square feet, per square foot 0.10

Wiring. Two wire lighting circuits, including fixtures, sockets, or receptacles on 15 or 20 circuits:

First 25, each circuit 7.00

26 to 50, each circuit 5.00

51 to 75, each circuit 4.00

76 to 100, each circuit 3.00

More than 100, each circuit 2.50

Outlets on existing circuits, each 0.50

Branch circuits exceeding 20 amperes 14.00

On 277 volt fixture circuits the fee shall be 2 1 2 times the amounts of the 115 volt circuits.

Fixtures, sockets and receptacles. Lamps of 50 watts, not including circuit wiring.

1 to 40 2.25

41 to 80 5.00

81 to 120 7.50

121 to 180 9.50

Above 180 lamps, 40 cents for each group of 25 lamps or less.

Motor or current consuming device

First 20.00

Additional 5.00

Inspection of additional outlets on existing circuits

Including fixtures, sockets, or receptacles attached, for each outlet 0.50

Air conditioning

Residential 25.00

Commercial 50.00

Plumbing

Minimum fee 40.00

Add per fixture 7.00

Sewer--below ground, per foot 5.00

Lawn irrigation

Residential 25.00

Commercial 50.00

Plus \$1.00 for each control valve.

Mechanical

Residential

Per gas appliance 7.00

Minimum fee 40.00

Commercial

Base fee 40.00

Add per gas appliance 25.00

Sprinkler

Fire pump test 100.00

Sprinkler system

Base fee 30.00

Plus per head 0.50

Commercial hood suppression 40.00

Elevators, escalators/dumbwaiters, man-lift, platform lift, stage/orchestra lift

Operating

Inspection 40.00

Re-inspection 40.00

Load test 80.00

Permit

Four stories or less 150.00

Each additional story 10.00

Includes plan review and two inspections.

Moving buildings

For moving on or across any public thoroughfare, buildings or structures 1 1 2 stories or less in height 500.00

Buildings or structures of more than 1 1 2 and less than 2 1 2 stories 500.00

Buildings or structures within the limits of any one block when same does not pass over, upon or in any public thoroughfare 75.00

Buildings or structures within the limits of any lot 40.00

Shoring and raising. For raising, lowering or underpinning any building 40.00

Demolition permit

Complete demolition

Value of demolition, per \$1,000.00 of valuation 10.00

Minimum 2,500.00

Partial demolition

Value of demolition, per \$1,000.00 of valuation 10.00

Minimum 750.00

Accessory structures

Value of demolition, per \$1,000.00 of valuation 10.00

Minimum 40.00

For purposes of demolition fees, "partial demolition" shall mean any act or process within the control of the owner of any building or structure that results in the removal or destruction of the structure or building that result in alterations valued in excess of 50 percent of the physical value of the building or structure.

Occupancy permit

The following fees shall be paid for each inspection made in connection with the issuance of a certificate of occupancy:

(1) Existing and new residences, condos and townhouses, per unit 25.00

(2) Business or commercial less than 10,000 square feet 25.00

(3) Business or commercial more than 10,000 square feet 40.00

Apartments, per unit 5.00

Temporary certificates of occupancy

Residential 50.00

Exception: Homeowners acting as general contractor residing in residence--No fee.

Industrial, commercial, business or other non-residential building 150.00

Miscellaneous permits, fees, and deposits

In addition to the permit fees for buildings, permit and inspection fees shall be charged as follows:

- (1) *Canopy or marquee.* For erection of marquees or fixed awnings, the initial inspection fee shall be \$50.00, and the annual inspection fee shall be \$10.00.
- (2) *Chimneys.* Isolated chimneys or chimneys over 50 feet above any roof erection 25.00
- (3) *Tanks.* Tanks above roof or tower:
 - a. Over 400 gallons capacity 25.00
 - b. 400 gallons or less 15.00
- (4) *Hourly inspection fee.* Inspection fee based on a time basis shall be \$40.00 per hour minimum.
- (5) *Parkway and street openings* 40.00
- (6) *Deposits--Excavations.*

Parkways 300.00

Streets 1,000.00

Any person making application for a building permit shall, at the time of making application and in consideration of the issuance of such permit by the village, agree to pay for installation of trees in the public right-of-way in accordance to Appendix B of the Zoning Code.

Per required planting 270.00

Land grade alter 40.00

Charge for water during construction:

Single family residence 50.00

Multi-family residence, per unit 20.00

All other construction:

5,000 square feet or less 100.00
5001 to 20,000 square feet 175.00
20,001 to 50,000 square feet 250.00
Over 50,000 sq. ft. 250.00

Plus, per thousand square feet 5.00

Dumpsters located on public streets, alleys and parkways:

30 day permit 30.00

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-19, § 2, 7-26-05)

Sec. 18-3. Penalty for not obtaining a building permit.

Any person that does not obtain a building permit as prescribed in sections 18-3 below shall pay a penalty of no more than, equal to twice the cost of the permit plus \$100.00.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-4. Required re-inspections.

Inspections conducted and found to have violations requiring a re-inspection shall be subject to a re-inspection charge of \$40.00.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-5. Expiration of permits.

A building permit for a residential project expires one year after issuance, permits for all other projects expire 18 months after issuance. If the authorized work is suspended or abandoned for a period of 60 days, or, in the opinion of the director of code enforcement, such delay is not beyond the permittee's control. Permit fee shall be assessed to renew an expired permit.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-6. Municipal property damage deposit.

(a) Before commencing any work for which a permit is required, the person obtaining the building permit shall make a cash deposit with the village or post a bond approved by the director of finance to cover the cost of repairing any damage which may be done to village property, along the frontage of the premises on any street or other public right-of-way or easement contiguous and adjacent to the premises for which the permit is issued, while performing work under the permit. The deposit or bond for permits for new structures, additions or alterations, demolitions and miscellaneous structures, shall be as established by section 18-2.

(b) The deposit shall be held by the director of finance until a certificate of occupancy is issued by the community development department. If no damage to village property occurs, the total amount less ten percent of the deposit or the bond shall be returned to the person who submitted the deposit or bond upon completion of the work under the permit. Ten percent of the deposit shall be retained for administrative expenses.

(c) If damage to village property occurs during the performance of work under the permit, the village may elect to make the necessary repairs to village property and deduct the cost of such repairs from the amount of the deposit or bond.

(d) If the cost of repairs exceeds the amount of deposit, such additional cost shall be charged to the owner of the property on which the work is being done.
(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-7--18-25. Reserved.

ARTICLE II.

BUILDING CODE

Sec. 18-26. Building code adopted and amended.

(a) *Adoption.* The rules and regulations of the International Code Council, Inc contained in the code known as the, ~~2003~~ 2006 International Building Code. except as modified in this section, are hereby adopted and incorporated as if set out at length in this article. The building code and amendments referenced in this subsection shall be known as part of the village building code.

~~(b)~~ 110.2 *Architect's or engineer's certificate.* On completion of the construction prior to the issuance of the certificate of use and occupancy the supervising architect or engineer who meets the requirements set forth in this [building] code shall file a written statement to the building commissioner certifying that the construction has been performed in accordance with building code and with the plans and specifications approved by the building commissioner.

~~(c) —~~ *Temporary occupancy.* ~~Upon the request in writing of the holder of a permit, the building commissioner may issue a temporary certificate of occupancy for a building or structure, or part thereof, before the entire work covered by the permit has been completed, provided such portion or portions may be occupied safely prior to full completion of the building or structure without endangering life or public welfare. Time limit shall be imposed by the building commissioner. This section allows for temporary occupancies and to ensure the landscaping is complete. (In code 110.3)~~

~~(4)~~ 110.3 Add to end Weather conditions: When weather conditions prohibit the final grading of the site in accordance with the approved plans or prevents a survey from certifying the same, the city engineer or his/her designee may allow occupancy provided the following conditions are met.

a. The site/building may be occupied safely without endangering life or public welfare.

- b. A \$3,000.00 cash guarantee or other suitable guarantee as determined by the building commissioner is posted for each lot where grading cannot be completed or verified. Occupancies allowed prior to completion of grading and verification of the same shall have a strict completion date as established by the building commissioner at the time of occupancy. The village shall return the guarantee for the full amount (no interest) after completion of the lot grading, submittal of a final survey and acceptance by the village inspector.

Section 101.1 Insert: Village of Niles as the NAME OF JURISDICTION.

Section 3403.1 Existing structures.

Except as provided in this section, existing buildings when altered or repaired as herein specified shall be made to conform to the full requirements of the basic code for new buildings:

- A) *Alterations exceeding 50 percent.* If alterations or repairs are made within any period of 12 months, costing in excess of 50 percent of the physical value of the building.
- B) *Damages exceeding 50 percent.* If the building is damaged by fire or any other cause to an extent in excess of 50 percent of the physical value of the building before the damage was incurred.
- C) *Alterations under 50 percent.* If the cost of alterations or repairs described herein is between 25 and 50 percent of the physical value of the building, the building official shall determine to what degree the portions so altered or repaired shall be made to conform to the requirements for new buildings.
- D) *Alterations under 25 percent.* If the cost of alterations or repairs described herein is 25 percent or less of the physical value of the building, the building official shall permit the restoration of the building to its condition previous to damage or deterioration with the same kind of materials as those of which the building was constructed, provided that such construction does not endanger the general safety and public welfare and complies with the provisions of section 928.1 in respect to existing roofs.
- E) *Increase in size.* If the building is increased in floor area or number of stories, the entire building shall be made to conform with the requirements of the basic code in respect to means of egress, fire safety, light and ventilation.
- F) *Part change in use.* If a portion of the building is changed in occupancy or to a new use group that portion is separated from the remainder of the building with the required vertical and horizontal fire divisions complying with table ~~313.1~~ 508.3.3 then the construction involved in the change shall be made to conform to the requirements for the new use and occupancy and the existing portion shall be made to comply with the exit way requirements of the basic code.
- G) *Physical value.* In applying the provisions of this section, the physical value of the building shall be determined by the building official and be based on current replacement costs.

Section 3002.4 Amend to read: Elevators. The last sentence shall read: "Said elevator cab shall accommodate a fire department ambulance stretcher that is 24 inches by 80 inches in the horizontal open position. Said elevator shall have a cab size to be a minimum of interior dimension of five feet by seven feet and a minimum of 2,500 pounds capacity with at least a 42 inch side slide door."

Section 312.1.2 Add the following Dumpster enclosures

All new construction in occupancies other than single family shall have solid enclosures around dumpsters, enclosures shall be of solid masonry with solid fencing/gates for access.

Section 401.1.1 Add the following: *Mercantile Buildings.*

All mercantile buildings shall be of masonry construction for exterior walls, except for necessary openings: windows, doors, and hatches. Architectural or rock block and rock-faced block may be used on any exteriors but shall be limited to 80% of any one side exposed of the structure excluding the rear wall. Smooth-faced cement block is not permitted on any exterior.

Section 401.1.2 Industrial buildings.

All industrial buildings shall be a minimum of 60 percent masonry walls exclusive of foundations and exterior partitions. Cement block not permitted on exterior walls other than backup use.

~~*Table 601 & 602*~~ The firewall rating shall be not less than one (1) hour. **(In code Table 601 and section 708.3)**

Section 903.2.1.1 Change 12,000 square feet to ~~7,500~~ 2500 square feet.

Section 903.2.1.2 Change

- #1. Throughout the entire story or floor level where the A-2 group is located.
- #2. Throughout all stories and floor levels below A-2 use group and throughout all intervening stories and floor levels between the A-2 use group and the level of exit discharge that serve use group A-2 fire area, including the level of exit discharge.

Section 903.2.1.3 Change 12,000 square feet to ~~7,500~~ 2500-square feet.

Section 903.2.1.4 Change 12,000 square feet to ~~7,500~~ 2500 square feet.

Section 903.2.2 Change ~~12,000~~ 20,000 square feet to 2500 square feet

Section 903.2.3 Change #1 12,000 square feet to 2500 square feet

Section 903.2.6 Change:

- #1. 12,000 square feet to ~~7,500~~ 2500 square feet.

#3. 24,000 square feet to 2500

Section 903.2.8 Change:

#1. 12,000 square feet to ~~7,500~~ 2500 square feet.

#3. 24,000 square feet to ~~7,500~~ 2500 square feet.

Section 903.2.8.1

#1. 10,000 square feet to 2500 square feet

2. 12,000 square feet to 2500 square feet

Section 905.4

#1 Location: A standpipe hose connection shall be located at each floor level at every exit stairway, and not more than (four) 4 feet (1524 mm) above the floor.

#2 All mall standpipes shall have an independent separate riser with control valve and water flow switch.

#3
Roof Hydrants: Where standpipes are installed in buildings more than 6 stories or 75 feet (22860 mm) in height, at least one riser shall extend through the roof and terminate in a two-way, 2 1/2 inch hose connection. The main control valve on a roof hydrant or manifold hose connection shall be located in an area that is not subject to freezing, and is as close to the roof access as practical and is plainly identified.

Section 907.2.8 This requirement is applicable even if the building is sprinkled.

Section 907.8 Change: 22,500 square feet to 20,000 square feet.

~~*Section 2304.3.1(A)* Bottom plates shall additionally be of an approved treated lumber. (In code 2304.11.2.4)~~

Section 2403.1(A) Windows Add: All glazing on exterior walls or roofs shall have "Low E" rated glass or the highest rated, energy efficient glazing that the manufacturer provides.

Section 3103(A) More restrictive requirements of Chapter 78 of the Niles Municipal Code of Ordinances shall take precedence over the regulations of this code.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-27. One- and two-family construction.

(a) *Adoption.* The rules and regulations of the International Code Council, Inc contained in the code known as the ~~2003~~ 2006 International Residential Code for one and two-family dwellings, except as modified in this section, are hereby adopted and incorporated as if set out at length in this article. The building code and amendments referenced in this subsection shall be known as part of the village building code.

(b) Single-family residential buildings shall be not less than 50 percent exposed masonry wall construction exclusive of foundation and necessary openings. Veneer masonry may be permitted to satisfy this requirement.

(c) Two-family residential buildings shall be solid masonry construction without brick veneer being considered.

(d) The ~~2003~~ 2006 Edition of the International One- and Two-Family Dwelling Code is amended as follows:

(1) The use of engineered stucco systems, including, but not limited to, those commonly known as dryvit or exterior insulation and finish systems (EIFS):

- a. Shall be limited to no more than 50 percent of any single family structure;
- b. EIFS shall not be applied to the exterior of any first floor.
- c. Shall be inspected by a certified third party inspection service during construction and providing certification upon completion;
- d. EIFS Contractor shall provide a copy of liability insurance.

Section 101.1 Title. Insert: "Village of Niles" as the NAME OF JURISDICTION.

Section 105.2 Delete entire section

Section 105.3 Add the following:

8. Applicant shall notify adjacent property owners of proposed new construction or additions for a minimum of 15 days prior to issuance of any permit. The method of notification shall be approved by the Director of Community Development.

~~*Section 106.1* Add the following: "Certification required. No plans shall be approved for permit unless such plans are signed and sealed either by a registered architect, a registered structural engineer, or a registered professional engineer, licensed by the State of Illinois, provided however, that the person who signs and seals such plans shall be permitted to do so within the limitations of the particular act under which he or she is licensed to practice, and each licensed professional shall sign and seal those portions of the drawings for which he or she is responsible, with the following exceptions:~~

~~———A.——— Minor alterations to one and two family properties that does not involve any structural changes.~~

~~B. Residential accessory buildings not over 700 square feet in area.~~

~~C. Residential decks that are not roofed over or designed with any structure overhead, that could be constructed as a future roofed enclosure." (In code 106.1)~~

Section 106 Add the following: Document submittal requirements

- A. All plans for new single family residences or dwelling units in any subdivision, or major renovation of single family residences, shall not be of the same or similar design or same or similar exterior masonry color as any residence or dwelling unit located on the same side of the street on the first, second, or third lots on either side of the lot on which said residence or dwelling unit is to be erected or undergo major renovation.

For the purposes of this section: "major renovation" shall mean any construction of any single family residence that requires the removal of more than forty (40) percent of the total existing exterior walls of the structure.

- B. Plans shall be submitted on a sheet no less than 24" × 30" with the front elevation drawn to no less than 1/4" per foot.
- C. Plans shall indicate methods to control soil erosion.
- D. Approved construction documents shall remain available on the job site at all times.
- E. Changes in the construction from the approved construction documents shall be resubmitted as part of the plan submittal requirements.
- F. Landscaping Documents
- a. Provide detailed landscaping for any front yard or corner side yard in accordance to Appendix B of the Village of Niles Ordinances.
 - b. New construction, major remodeling or second floor additions shall include in the permit fee listed in section 19-2 for one tree for every (60) sixty feet of street frontage, the fee shall not exceed the cost for two trees.

Section 109.1.6 Add to the end of paragraph: "Permits shall not be issued to any person, contractor or firm that has outstanding permits on completed buildings that have not been issued a occupancy permit."

Section 115.1 Appendix B is specifically adopted with local ordinance.

Section 301.2(1) is amended by completing it as follows:

Ground snow load--30 psf;

Wind pressure--80 Basic wind speed & exposure C;

Seismic zone--A

Weathering--Severe;

Frost line depth--Yes, 42 inches below finished grade minimum;

Termite--Moderate; to heavy

Decay--Yes;

Winter design temperature--0 degrees Fahrenheit;

Radon resistant construction required--Yes, if required.

Table 301.4.5 301.5 Amended by substituting "40 lbs./sq. ft." for "30 lbs./sq. ft." for sleeping rooms.

Section 303.6.1 Amend 6 risers to 3 risers

Section 316.1(a) All dwelling units shall be insulated with a minimum of R-~~12~~ 13 in the walls and R-30 in the ceilings. Cathedral ceilings shall meet these requirements. Ventilation baffles shall be installed in every space between roof joists or trusses. All slabs on grade construction shall be insulated with a minimum of 2" rigid insulation material, approved by the code official for a distance of 4' vertical or to the top of the footing and 2' horizontal from the exterior point of the foundation wall lines. ~~All slab on grade construction shall have a minimum of a 6 mil vapor barrier installed in an approved manner.~~ **(In code 506.2.3)**

~~*Section 318* Refer to section 703 of the amendments.~~ **(In code 703.2)**

Section 402.1 Wood foundations. Delete entire section. Wood foundations shall not be allowed.

~~*Section 404.3* is amended with the additional sentence to read as follows: "All wood sill plates shall be treated lumbars."~~ **(In code 319.1)**

Section 404.1.1 Masonry foundations. Shall be deleted. Masonry foundations shall not be allowed

Section 405.1 Delete the exception. Add the following to the end of the first paragraph: "All Footings and Foundations which have habitable spaces below grade shall have at least one Drain tile system installed that envelopes the entire space. Such tile shall be a minimum of four (4) inches in diameter; shall be perforated and enveloped in its entirety with an approved silt sock. All connections or intersections of the pipe shall be made with manufactured fittings; all uprights and window well drain pipes shall also be perforated and enveloped with silt sock; All upright, window well drain pipe shall be of a ridged construction; All drain tile systems shall enter into the sump pit(s) from two separated directions."

Section 405.1(b) All sump pump drainage outlets will be directed away from adjoining properties or into approved drainage swales or easements. Absolutely no sump pumps will be directed into sanitary systems or public rights-of-way of any type.

Section 405.2 Wood foundations. Delete entire section.

Sections 406.1 and 406.2 Add the following to the end of each paragraph: "Foundation walls may be damp proofed or waterproofed using materials or methods other than those covered in this section where approved by the Code Official. For the purpose of this section, all foundations for basements or crawl spaces shall have at the minimum, a sprayed on application of reinforced damp proofing materials, as approved by the code official."

Section R-406.3 Damp proofing for wood foundations. Delete entire section.

Section ~~408.5~~ Add at end: 408.6.1 All crawlspaces shall have a minimum of a 2" (slushcoat) concrete finished floor with an approved vapor barrier installed below grade. Such surface shall be floated in such a workman like manner as approved by the code official.

Section 408.3 Delete #1

Section 506.2.2 Add: Compaction of fill shall meet or exceed 95% and Pea gravel or small round stone shall not be used as fill under slabs within the walls of the residence.

Sections ~~503.2~~ and 503.3. Particleboard is hereby deleted. No particleboard, O.S.B. or composite sheeting shall be allowed as floor sheeting.

Section 504 is hereby deleted.

Table 602.3(3) The minimum Panel Nominal Thickness shall be 1/2 inch.

Table 602.3(5) Minimum stud spacing shall be 16 inch for 2 × 4 stud size.

Section 602.3.2 Top plate. Delete the exception.

Section 602.10 Wall bracing. Delete the language and replace with: "All walls shall be braced with an approved Structural wall sheeting at each corner for a distance of at least four feet and when windows or other openings are incorporated into the design, such wall sheeting shall extend further from the corner equal to the width of the opening(s). Also, each wall shall be braced with the same approved wall sheeting, at twenty-five foot intervals from each corner and all door openings shall be enveloped with the same structural sheeting at the minimum of twelve inches beyond the width of the header."

Section ~~609.3~~ 308.1.2 Windows to be added. All glazing on exterior walls or roofs shall have "Low E" rated glass or the highest rated, energy efficient glazing that the manufacturer provides.

Section ~~610.3~~ 308.1.3 Sliding glass doors to be added. All glazing on exterior sliding glass doors shall have "Low E" rated glass or the highest rated, energy efficient glazing that the manufacturer provides.

~~Section 703 Exterior covering, and Table 703.4 is hereby amended to require all exterior walls be covered with an approved weather-resistant sheathing paper prior to any exterior siding or masonry product being placed. (In code 703.2)~~

~~Refer also to Section 318 of the published code. (Not needed)~~

Section 802.10.2 Trusses. Add the following language: "Trusses shall be designed with a minimum bottom chord rating of 20-psf live load, uniformly distributed over the entire span."

Section 803. ~~In addition,~~ The minimum size of the roof sheathing shall be 1/2 inch nominal and all roof sheathing shall be installed with "H" clips when rafter spacing is greater than 16" on center as per manufacturer recommendations.

~~*Sections 903.1 and 907.1 Underlayments.* In all applications of roof slopes an approved, self-adhesive ice/water shield product shall be applied as per manufacturer instructions from roof edge to a point 24 inches inside the exterior wall line of the building. (In code 905.5.3.1, 905.7..1905.8.3.1)~~

Section 907.2 This determination shall be made by an approved, licensed structural engineer or by the code official.

Section 907.1.(a) Framing over existing roofs is added to read as follows:

"Section 907.1(a) Existing roof coverings shall be removed prior to the installation of new roof framing that would have otherwise covered the roofing."

Section 1004 All combustibles within 9 feet of the bottom of the unit shall be covered with cement board. Exception: AGA or other recognized agency approved, listed appliance.

Section 1101.8 Delete entire section.

~~*Section M1401.1* Furnace exhausts shall not be permitted to cause a nuisance noise that is in the opinion of the code official.~~

~~Section 1301.1.~~No mechanical system shall be permitted to cause a nuisance or noise that is in the opinion of the code official.

~~*Section M1501.1*~~ *Clothes dryer exhaust* is hereby amended into the code by adding the following:

"All duct systems shall be constructed of metal and shall be taped at joints with a tape containing an adhesive that does not deteriorate from heat. ~~No screws or rivets shall be allowed because of their tendency to collect (snag) lint particles and accumulate at that point.~~ (In code 1502.5)

Approved metallic flexible ducts shall be limited to five (5) feet in extended length. No plastic or vinyl flexible ducts are to be used.

No flexible duct for any installation shall be enclosed in a wall or floor space that does not provide direct access to its connections.

When a variation of any portion of the above provisions are requested, such variation shall be submitted with H.V.A.C. engineer calculations that stipulate that the said variance can work with the appliances that are to be used. This documentation must bear the seal and signature of said engineer."

Section M1506 Mechanical ventilation is hereby added to the text of the code and shall read as follows:

"In single family residences, the installation of mechanical exhaust devices, i.e., bathroom, kitchen, dryer, vents, or other devices designed to vent air externally as defined by the Building Code Official, shall be installed in the following manner:

- A. The most direct route to outside of the building, requiring the least amount of bends or elbows shall be used.
- B. Mechanical exhaust devices shall not exhaust directly over a ventable opening of any sort.
- C. The device shall independently exhaust directly to only the outside rear or side of the building.
- D. Roof and eave vents that are being used as mechanical exhaust devices shall be installed in such a manner as to not allow the ventilated air to escape within the confines of the structure which includes eaves, overhangs, architectural trim or other decorative areas.
- E. All bathrooms shall be mechanically vented at a minimum rate of 50 cfm or 1.10 cfm per 1.0 square feet of space, for intermittent ventilation."

Section 1601 shall have the following amendment:

~~M1601.1~~ 3,5,6, and 7 are hereby deleted and the following notes are added:

All return plenums and duct distribution systems shall be of metal construction.

All duct systems shall be constructed of metal and shall be taped at joints with a tape containing an adhesive that does not deteriorate from heat.

Exception--An approved material as determined by the code official.

~~*Section M1602 Return Air*~~ is hereby added to the section: **(makes no sense)**

~~M1602.1~~ 1602.2 Add:

6. In all habitable rooms the amount of cold air returned or exhausted shall be approximately equal to the amount of air supplied to the room. Air shall be returned through ducts or approved plenums. Hallway or other open spaces shall not be used as plenums.

~~Section G2420.1 is added as follows:~~

~~"All installations of approved flexible or corrugated stainless steel tubing shall be installed with a manifold system and each gas consuming device or appliance shall have its own valve at that manifold location clearly identifiable." (In code 2420.05)~~

Section P2903.7 shall be amended to read one inch (1") instead of 3/4.

Section P2904 All portions of the language and the tables referenced) All plastic, vinyl, CPVC, PVC or PEX shall be deleted from the code as it relates to water distribution within any building unless otherwise approved by the code official. In all constructions of occupied spaces, the water distribution pipes, fittings, and valves shall be of an approved copper or brass material. No lead, or other unapproved materials shall be incorporated into the water distribution system of any building.

Appendix A, *Manufactured housing used as dwellings* is hereby deleted.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-28. Adoption of basic property maintenance code.

(a) *Adoption.* A certain document, three copies of which are on file in the office of the village clerk being marked and designated as the ~~2003~~ 2006 edition of the International Property Maintenance Code, as published by the International Code Council, Inc., is hereby adopted as the basic property maintenance code of the village for the control of buildings and structures as provided in this section. Each and all of the regulations of the 2003 edition of the International Property Maintenance Code are hereby referred to, adopted and made a part hereof, as if fully set out in this section.

(b) *Amendments.*

Section 101.1 Insert: "Village of Niles."

Section 101.3 Replace "International Existing Building Code." with "currently adopted codes and ordinances."

Section 102.3 Replace "International Existing Building Code" with "currently adopted codes and ordinances."
Replace "International Zoning Code" with "currently adopted codes and ordinances."

Section 102.3.1 In event of any conflict with the provisions of this code and any currently adopted codes or ordinances the most restrictive provisions shall govern.

Section 103.5 The fees for activities and services shall be as listed in the Code of Ordinances.

Section 104.8 Delete.

Section 107.2 Delete 5.

Add: "Nothing in this chapter shall restrict or prohibit the code official or his deputies from issuing a citation for a fine and/or summons for an appearance before a court of competent jurisdiction or an Adjudication Hearing Officer for violations of codes and ordinances."

Section 111.1 Substitute: "Village Board" in place of "board of appeals".

Exception: Appeals of citations for violations in chapters 3 through 7 shall be heard solely by the village adjudication hearing officer.

Section 111.2 through 111.2.5 Delete.

Section 202 General definitions:

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

Section 302.4 Change "10 inches (254 mm)" to "6 inches." Insert after "flowers and gardens." Dandelions shall not be permitted to seed.

Section 302.4.1 Composting and compost piles. Yard waste materials from the premises and adjoining sidewalk and parkway may be placed in a compost pile, provided that such materials are placed in such a way as not to allow them to be blown by winds. The depositing of garbage, animal waste, meat, meat scraps or products, dairy products, or other materials that may attract animals or vermin or which may provide an obnoxious odor shall be prohibited. A compost pile shall not be placed in any required front yard as defined by the village zoning ordinance, and shall be set back a minimum of three feet from the side yard lot line, set back a minimum of five feet from any rear lot line, and shall not be located less than 30 feet from any neighboring residential dwelling structure. In no event shall a compost pile be located in any side or rear yard drainage or utility easement. A compost pile shall be no more than 36 inches in height, and shall not exceed a maximum ground area of 10 square feet.

Section 302.8 Motor vehicles. Except as provided in other regulations, no currently unregistered, unlicensed or uninspected vehicle shall be parked, kept, or stored on any premises, and no vehicle shall at any time be in a state of disassembly, disrepair, or in the process of being stripped or dismantled. No vehicle shall undergo any repair or maintenance at a residential premises where it is not currently registered. No vehicle shall undergo any major overhaul including body work at any residential district. Major overhaul and body work include but are not limited to removal of engines, transmissions or their major components, removal or repair of vehicle body panels, or structural assemblies, removal of axles, fuel tanks, use of air powered tools and/or use of grinding/sanding equipment and the application of paint.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes. No such work or painting is allowed in residential districts

Section 303.14 Insert dates "April 1st to November 31st."

304.3 Interior surfaces. Add: Kitchen and bathroom floors shall be so surfaced as to be easily maintained in a safe and sanitary condition.

Section 305.3.1 Garbage facilities. The owner of every dwelling shall supply to the occupants an approved leak proof, covered, outside garbage container. Garbage containers or combined garbage / rubbish containers shall be of a sufficient capacity to contain the garbage/ rubbish produced at the dwelling and shall be removed from the premises no less than once weekly or more frequently if required to properly contain the garbage/rubbish in the covered container. Containers that are overflowing or so filled that the cover does not tightly close or the presence of garbage/rubbish outside the container shall be prima facie evidence of violation of this section.

Section 308.4 Add: Every occupant of a dwelling unit in a premises containing more than one (1) dwelling unit shall be responsible for such extermination whenever his dwelling unit is the sole one infested. Whenever infestation exists in two (2) or more dwelling units in any premises, or in the shared or public parts of any premises containing two (2) or more dwelling units, extermination thereof shall be the responsibility of the owner.

Section 404.3 Exception 3 Replace one-third with one-half.

Section 404.1.1 Bedrooms shall be arranged to provide privacy and be separate from other adjoining spaces. A bedroom shall not provide egress for any other habitable room. All bedrooms shall have a functional door that closes. The door width shall be at least 30 inches.

Section 404.4.1 Replace with: Every bedroom occupied by one person shall contain at least 90 square feet of floor area with no dimension less than 8 feet and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.

Section 404.4.1.1 No bedroom shall be occupied by more than four persons regardless of the floor area.

Section 404.4.2 Delete exception.

Section 404.4.4 Kitchens, living rooms, dining rooms and non-habitable spaces shall not be used for sleeping purposes.

Section 404.4.6 No basement rooms shall be used for sleeping purposes unless they meet all code requirements for privacy, light, ventilation and egress.

Section 404.6 Delete.

Section 405.1 Multiple-family dwelling defined. Any residential building under one ownership with three or more dwelling units.

Exception: An owner occupied dwelling unit shall not be included in the calculation of total dwelling units and the owners dwelling unit shall not be inspected.

Section 405.2 From and after the effective date of this amendment, no dwelling unit shall be rented without a written lease having been executed on behalf of the owner and the tenant. Each such lease shall contain the following provisions:

1. The consent of the tenant to the annual occupancy inspection and if violations are found any required follow-up inspections. Such inspections to be conducted upon the giving of (24) hours prior written notice posted on the door of each dwelling unit.
2. From and after the effective date of this amendment, no dwelling unit shall be rented without the owner having first obtained a written application containing or having attached thereto the following information:
 - (a.) Name and address of each applicant.
 - (b.) Name and address of all other persons who will be residing in the dwelling unit.
 - (c.) The make, model, year and current license plate numbers of all vehicles owned or used by the persons who will reside in the dwelling unit.
 - (d.) The maximum occupancy for the dwelling unit.
 - (e.) A certification as to the correctness of the information being provided.

Section 405.3 Each owner by operating under an occupancy permit irrevocably consents to inspections of the village entering any and all portions of the premises subject to such permit for the purposes of making inspections required and/or permitted pursuant to codes and ordinances including the right to inspect individual dwelling units. An occupancy permit shall be valid for a period of one year.

Section 405.3.1 Annual occupancy inspections as required by the Niles Code of Ordinances Chapter 18 shall be conducted upon written notice to the property owner or manager by first class U.S. Mail to the address on file at the Village of Niles. Failure to schedule the inspection by the specified date and/or failure to complete the inspection and any required reinspection shall be punishable by a fine of up to \$500 per unit per day that the inspection/reinspection is not scheduled or completed.

Section 405.4 In the event that the owner of a multiple-family dwelling resides outside the corporate limits of the village, the owner shall appoint a managing agent that:

1. Lives on the premises; or
2. Has an office or resides within the corporate limits of the village.

Section 405.5 A managing agent shall be authorized to receive notices, citations or summons on behalf of the owner. Any change in the designation of any management agent shall be reported seven (7) days prior to such change.

Section 405.6 Every owner, or managing agent, if required or otherwise appointed, shall have in its possession and immediately available for inspection and use by the village:

1. Keys to all common area locks at the multiple-family dwelling.
2. Copies of the current and the past year lease and the respective application for all units.

Section 405.7 Every owner or managing agent shall be responsible for the sanitary condition of the interior common areas and the exterior premises. The owner or managing agent shall supply to the village the name, address, phone number and agent name of the licensed scavenger for the premises and the size of the container and pickup schedule for the service.

Section 405.8 Every owner or managing agent shall accompany the village inspector on all required inspections.

Section 405.9 No owner shall permit the maximum occupancy of any dwelling to be exceeded. The maximum occupancy of any dwelling unit shall be based on the ~~2003~~ 2006 International Property Maintenance Code as amended.

Section 602.3 Insert dates: September 1st to May 31st

Section 602.4 Insert dates: "September 1st to May 31st."

Section 603.1.1 All new or existing flexible gas connectors shall be approved and labeled for the use and be of stainless steel or epoxy coated. Any new or replacement appliance shall be provided with a new gas connector: No gas connector shall be reinstalled or reused for another appliance.

Exception: Approved labeled connectors with the approval of the gas provider and the code official.

Section 603.2 Delete existing exception and substitute:

"Exception: Cooking equipment labeled for unvented operation."

Section 603.6 Add: "Flue damper devices must be interlocked with the fuel supply."

Section 605.2 Receptacles. Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one three prong grounded-type receptacle or a ground fault interrupter. Every bathroom shall contain at least one three prong grounded receptacle Any new or replacement receptacles shall comply with the National Electric Code ~~2002~~ 2005 edition as amended. All new and existing outlets shall be grounded. No two pronged outlets are permitted.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-29. Compliance with ~~BOCA~~ International Building Code

All new and existing buildings having six or more residential units shall comply with Sections 106 of the international building code. Parking areas adjacent to the buildings must meet the same lighting standards.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-30--18-50. Reserved.

ARTICLE III.

CONTRACTORS*

* **Cross References:** Businesses, ch. 22.

DIVISION 1.

GENERALLY

Sec. 18-51. Definitions.

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

Contractor means any person engaged in the business of constructing, altering, or repairing buildings or other structures or sidewalk or street pavements, including, but not limited to, general building contractors, cement or concrete contractors, masonry contractors, carpentry contractors, and subcontractors, provided that this article shall not be construed as requiring a license for the operation of the business of plumbing contractor or the business of electrical contractor by a person who has registered as such pursuant to the provisions of this Code relating to electrical contractors.

General contractor means a contractor that uses one or more trades or subcontractors to perform the required construction to complete a project for which a building permit is required.

Subcontractor means a contractor that performs only that type of work that is classified as a trade.
(Ord. No. 2005-06, § 2, 3-22-05)

Cross References: Definitions generally, § 1-4.

Sec. 18-52. Presumption that one is a contractor; exception for homeowners.

(a) Any person who engages in the construction, repair or alteration of any building, structure, street or sidewalk pavement within the municipality, for which a building permit is required, is presumed to be a contractor and must be licensed under this article unless such presumption is rebutted.

(b) The exception to this rule is the homeowner. The homeowner may apply for a building permit if it is for his domicile, without a contractor's license, if he first satisfies the building official that he is capable of making the installation properly. If not, the homeowner must have the application taken out and the installation done by a licensed contractor.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-53. Violations; penalty; revocation of licenses.

(a) Any person who violates any provision of this article shall be punished as provided in section 1-11.

(b) Any license issued under the provisions of this article may be revoked by the president for any violation of any provision in this article, and such revocation shall be in addition to any fine or penalty imposed. No person whose license has been revoked as provided in this section shall be eligible for a new license during the license period. The president may for good cause shown reinstate a revoked license during the license period without payment of an additional fee.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-54. Hours for construction work.

(a) It shall be unlawful to engage in or conduct any activity in the construction of any building or structure, including but not limited to the making of an excavation, and loading or unloading material, equipment or supplies, anywhere in the village except between the hours of 7:00 a.m. and 7:30 p.m. on weekdays, between the hours of 7:00 a.m. and 5:30 p.m. on Saturday.

(b) It shall be unlawful to engage in any such work or activity on a Sunday unless a permit for such Sunday work has first been granted. Application for such approval shall be made in writing to the director of community development and shall state the name of the applicant, and the location of the proposed work, and the reason for seeking a approval to do such work on Sunday, as well as the estimated time of the proposed operations. No such special approval shall be issued excepting where the public welfare will be enhanced by such issuance, or will be harmed by failure to perform the work at the time indicated. Nothing in this section shall be construed to prevent any work necessary to prevent injury to persons or property at any time.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-55--18-65. Reserved.

DIVISION 2.

LICENSE

Sec. 18-66. Required.

No person shall be a contractor within the village without first having obtained a license therefore as provided in this division.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Sec. 18-67. Application.

Application for a license as a contractor shall be made in writing to the village clerk upon forms furnished thereby. Each application shall state the name of the applicant, the applicant's address, type of license requested, and a statement that the applicant agrees to comply with this Code and all other ordinances relating to or regulating the activities engaged in.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Sec. 18-68. Bond required.

(a) No contractor's license shall be issued until they have filed a surety bond in the principal amount as set forth in subsection (b) with the community development department.

- (1) The bond shall be issued by an insurance company authorized to transact fidelity and surety business in the State of Illinois with the applicant as principal and the Village of Niles as the obligee. The bond shall state that it cannot be cancelled except upon written notification to the community development department at least 60 days prior to the date of cancellation. Such bond shall extend over the entire license period including any required license renewal.
- (2) The bond shall be conditioned upon the faithful observance of all approved plans, regulations, and ordinances of the Village of Niles and conditioned further to indemnify, save and keep harmless the village from any loss, cost, damage, expense or liability of any kind whatsoever which the village or village official may suffer or which may accrue against it by reason of anything done by the principal in performing such work in the village.
- (3) The bond will be utilized to compensate the village for any act or omission and all remedial work necessitated by the actions of the principal that is not done in accordance with the codes, regulations and ordinances of the village or with the approved plans.
- (4) In the event the work performed under the permit is not completed or fails to meet any codes, requirements, regulations, approved plans, and ordinances, the bond shall be forfeited in an amount equal to the cost for any and all remedial work and costs up to the amount of the bond.
- (5) The Village of Niles may subrogate as obligee to the owner of the property where the permitted work is conducted by the principal to file claims that the work has not been completed according to approved plans or fails to meet any codes, requirements, regulations, and ordinances as certified by the Village of Niles Adjudication Hearing Officer by an order entered against the licensee or a finding of guilt by a court of competent jurisdiction.

(b) Amount of surety bond.

- (1) Twenty-five thousand dollars for a general contractor;
- (2) Twenty-five thousand dollars for carpenter, concrete, mechanical, sewer, electrical contractor or subcontractor.
 - a. All plumbing contractors doing work in the Village of Niles shall be registered and bonded with the State of Illinois and shall provide a copy of their registration.
 - b. All roofing contractors doing work in the Village of Niles shall be licensed and bonded with the State of Illinois Department of Financial and Professional Regulation Division of Professional Regulation.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Sec. 18-69. Issuance; duration.

(a) The department of community development shall issue a license upon proper application and compliance with this article and payment of the fee set out in section 22-66. All licenses shall expire on a fiscal year basis.

(b) If the permitted work is not completed and approved by the Village of Niles and a required occupancy permit is not issued the licensee shall renew the license until all required work is completed and if required an occupancy permit is issued. The renewed license shall be considered a continuation of the original license.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Sec. 18-70. Scope of general contractor's license.

Any person licensed as a general contractor shall not be required to secure an additional license for the performance of carpentry, masonry, cement or concrete contracting.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Sec. 18-71. General duties of licensees.

(a) It shall be the duty of all contractors licensed under this article to comply with this Code and all ordinances relating to or regulating the activities engaged in to remove or cause to be removed from the site of contractor's activities all trash, refuse and waste materials at least once each week.

(b) Contractors shall at all times keep the site of activities in an orderly condition, free from standing water, accumulated rubbish, weeds, unguarded dangerous implements and health and safety hazards, and contractors shall not obstruct traffic on streets or sidewalks or permit dirt or waste materials to fall or be carried onto such public ways. Debris, rubbish, equipment and other materials shall not encroach on a neighboring property.

(c) Persons, firm or corporation using public property when approved for construction shall provide suitable barricades and shall place and maintain proper barricades and sufficient warning lights to guard and protect all traffic and passerby.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Sec. 18-72. Inspection and enforcement.

The provisions of this article are declared to be of a regulatory nature, and the departments of community development, fire, police and public services may inspect the sites of contractors' activities at reasonable times, to see that such sites are being conducted and operated in accordance with the requirements of all laws and ordinances applicable thereto and enforce the provisions of this article.

(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2005-40, § 2, 10-25-05)

Secs. 18-73--18-95. Reserved.

ARTICLE IV.

DEMOLITION, REPAIR, MAINTENANCE, REMOVAL OF BUILDINGS AND STRUCTURES

DIVISION 1.

GENERALLY

Secs. 18-96--18-105. Reserved.

DIVISION 2.

PERMITS

Secs. 18-106--18-110. Reserved.

Sec. 18-111. Occupancy permit when property transferred.

(a) *Notice of transfer required.* Any person owning real estate improved with a building or structure within the village, or any attorney, agent or real estate broker acting on behalf of any person owning improved real estate within the village, shall notify the department of code enforcement upon a form provided by the department of code enforcement of any proposed sale, lease, sublease, assignment, renewal of lease, or other transfer of the legal or beneficial interest of such improved estate.

(b) *Inspection.* Upon receipt of the notice provided for in subsection (a) of this section, the department of code enforcement shall cause an inspection to be made of the structure located on the real estate, and the department of code enforcement shall, if the premises are found to be in compliance with the ordinances of this village relating to buildings and other structures, issue an occupancy permit to the purchaser of the real estate.

(c) *Notice; correction of defects.* Upon making the inspection required under subsection (b) of this section, the department of code enforcement shall, if defects are found in the building or structure, notify the owner thereof of such defects. No occupancy permit shall be issued until all such defects are corrected.

(d) *Violations.* It shall be unlawful for any person owning any improved real estate within the village to offer such improved real estate for sale, lease, renewal of lease or other transfer without complying with the provisions of this section. It shall be unlawful for any agent, attorney or real estate broker to offer any improved real estate for sale, lease, renewal of lease or other transfer within the village without complying with the provisions of this section. It shall be unlawful for any person to purchase, lease, renew a lease or take possession of any improved real estate within the village without complying with the provisions of this section. No person shall be permitted to take possession of any improved real estate within the village without complying with the provisions of this section.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-112. Multiple dwellings to require sign identifying owner.

(a) The owner of any building used as a multiple dwelling shall post and maintain in a conspicuous place at or near the front entrance of such building a legible sign, with letters not less than one-quarter-inch high, identifying the owner and managing agent, if any, together with the respective addresses and phone numbers including phone numbers for emergency notification in nonbusiness hours.

(b) In lieu of the sign set forth in subsection (a) of this section, the owner may furnish the village such information on a form designated by the village manager.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-113. Warrant for inspection.

(a) If an owner refuses to permit entry into his building for purposes of making an inspection, application shall be made to the county circuit court for a warrant to conduct such inspection. The court may consider any of the following factors along with such other matters, which the court deems pertinent in determining whether a warrant shall issue:

- (1) Eyewitness account of violation.
- (2) Citizen complaints.
- (3) Tenant complaints.
- (4) Plain view violations.
- (5) Violations apparent from village records.
- (6) Property deterioration.
- (7) Age of property.
- (8) Nature of alleged violation.
- (9) Similar properties in the area.
- (10) Documented violations of similar properties in the area.
- (11) Passage of time since last inspection.
- (12) Previous violations on the property.

(b) Cause for issuance of a warrant shall be deemed to exist in light of reasonable legislative and administrative standards, which show that there is reason to believe that a condition of nonconformity exists with respect to a particular property in violation of any provision of the Code of Ordinances.
(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-114--18-135. Reserved.

ARTICLE V.

DANGEROUS BUILDINGS

Sec. 18-136. Definitions.

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

Dangerous buildings means any buildings or structures which have any or all of the following defects shall be deemed dangerous buildings:

- (1) Those whose interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- (2) Those which, exclusive of the foundation, show 33 percent or more of damage or deterioration of the supporting member or 50 percent of damage or deterioration of the nonsupporting enclosing or outside walls or covering.
- (3) Those which have improperly distributed loads upon the floors or roofs or in which the floors or roofs are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
- (4) Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the village.
- (5) Those which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.
- (6) Those having light, air, and sanitation facilities which are inadequate to protect the health, morals, safety, or general welfare of human beings who live or may live therein.
- (7) Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes, or other means of evacuation.
- (8) Those, which have parts, which are so attached that they may fall and injure members of the public or property.
- (9) Those, which because of their condition are unsafe, unsanitary, or dangerous to the health, morals, safety or general welfare of the people of the village.

- (10) Those buildings existing in violation of any provision of the building code of the village, or any provision of the fire prevention code, or other ordinances of this village.

Uncompleted buildings means if all work required to be done under the plans and specifications submitted to the building department for the purpose of securing the issuance of a building permit under article II of this chapter has not been fully performed, and no substantial progress in the completion of the work has been made for a period of 60 days.

(Ord. No. 2005-06, § 2, 3-22-05)

Cross References: Definitions generally, § 1-4.

Sec. 18-137. Standards for repair; vacation; demolition.

The following standards shall be followed in substance by the department of code enforcement in ordering repair, vacation, or demolition:

- (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, then it shall be ordered repaired.
- (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, then it shall be ordered to be vacated.
- (3) In any case where a dangerous building is 50 percent damaged or decayed, or deteriorated from its original value or structure, then it shall be demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this article, then it shall be demolished. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this article or any ordinance of the village or statute of the state, then it shall be demolished.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-138. Declared nuisances.

All dangerous buildings within the terms of section 18-136 are hereby declared to be public nuisances, and shall be repaired, vacated, or demolished as provided in this article.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-139. Duties of director of code enforcement.

The director of code enforcement shall:

- (1) Inspect or cause to be inspected semiannually all public buildings, schools, halls, churches, theaters, hotels, tenements, commercial, manufacturing, or loft buildings for the purpose of determining whether any conditions exist which render such places dangerous or uncompleted, or abandoned buildings within the terms of this article.

- (2) Inspect any building, wall or structure about which complaints are filed by any person to the effect that a building wall or structure is or may be existing in violation of this article.
- (3) Inspect any building, wall or structure reported by the fire or police departments of this village as probably existing in violation of the terms of this article.
- (4) Notify in writing the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the building as shown by the land records of the recorder of deeds of the county, of any building found by him to be a dangerous, or uncompleted building within the standards set forth in this article that:
 - a. The owner must vacate, repair, or demolish the building in accordance with the terms of the notice and this article.
 - b. The occupant or lessee must vacate the building, or may have it repaired in accordance with the notice and remain in possession.
 - c. The mortgagee, agent or other person having an interest in the building, as shown by the land records of the county recorder of deeds, may at his own risk repair, vacate, or demolish the building or have such work or act done, provided that any person notified under this subsection to repair, vacate, or demolish any building shall be given such reasonable time, not exceeding 30 days, as may be necessary to do, or have done, the work or act required by the notice.
- (5) Set forth in the notice provided for in subsection (4) of this section, a description of the building or structure deemed unsafe, a statement of the particulars which make the building or structure a dangerous or uncompleted building, and an order requiring the dangerous or uncompleted buildings to be put in such condition as to comply with the terms of this article within such length of time, not exceeding 30 days, as is reasonable.
- (6) Appear at all hearings conducted by the building commissioner, and testify as to the condition of dangerous or uncompleted buildings.
- (7) Place a notice on all dangerous or uncompleted buildings reading as follows: "This building has been found to be a dangerous building by the director of code enforcement. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the notice which has been given the owner, occupant, lessee, mortgagee, or agent of this building, and all other persons having an interest in the building, as shown by the land records of the recorder of deeds of Cook County. It is unlawful to remove this notice."

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-140. Boarding up buildings.

No building may be boarded up or otherwise enclosed, except as an emergency measure due to fire, explosion, vandalism or other casualty, or as an incident to the construction or repair of a building or structure pursuant to a permit issued for such construction or repair.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-141. Penalty for disregarding notices or orders.

(a) The owner of any dangerous, uncompleted, or other building who shall fail to comply with any notice or order to repair, vacate or demolish such building given by any person authorized by this article to give such notice or order, or any person who violates any provision of this article, shall be punished as provided in section 1-11.

(b) The occupant or lessee in possession who fails to comply with any notice to vacate and who fails to repair the building in accordance with any notice given as provided for in this article shall be punished as provided in section 1-11.

(c) Any person removing the notice provided for in section 18-139 shall be punished as provided in section 1-11.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-142. Emergency cases.

In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dangerous building is immediately repaired, vacated, or demolished, the director of code enforcement shall cause the immediate repair, vacation, or demolition of such dangerous building. The costs of such emergency repair, vacation or demolition of such dangerous building shall be borne by the property owner.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-143. Absence of owner; occupant; lessee; mortgagee from village.

In cases, except emergency cases, where the owner, occupant, lessee, or mortgagee is absent from the village, all notices or orders provided for in this article shall be sent by registered mail to the owner, occupant, mortgagee, lessee and all other persons having an interest in the building as shown by the land records of the county recorder of deeds to the last known address of each, and a copy of such notice shall be posted in a conspicuous place on the dangerous or uncompleted building to which it relates. Such mailing and posting shall be deemed adequate service.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-144. Administrative liability.

No officer, agent, or employee of the village shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this article.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-145. Demolition; permit required.

(a) A permit is required to demolish any building or structure within the village. Application for a demolition permit shall be made by the owner of such building or structure to the director of code enforcement.

The fee for the issuance of a demolition permit as set forth in section 18-1 shall be paid at the time the permit is issued ~~of the filing permit application.~~

(b) No demolition of a building or structure may commence until 30 days after the issuance of the permit. During the 30-day period, the owner shall, on three separate occasions, seven days apart, exterminate the rodents and vermin in the building or structure. All extermination shall be done by a licensed exterminator who shall file with the director of code enforcement a certificate evidencing compliance with this section.

(c) The director of code enforcement may waive the 30-day waiting period and the requirement for extermination if, upon inspection of the building or structure to be demolished, the director finds that there is no evidence of rodents or vermin being present. Such waiver shall be noted on the face of the permit by the director of code enforcement.

(d) All water lines shall be removed at the main. All sewer lines shall be removed to the property line and plugged.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-146. Warning devices required during wrecking.

Any person in the process of wrecking buildings shall be responsible for the proper placing of warning signs, lights or other signals to denote all danger spots in and about the building being wrecked.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-147. Wreckers to remove foundation; remove debris.

Wreckers shall make certain that the foundation remaining is removed and leveled to grade within 24 hours.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-148. Width of moved building.

It shall be unlawful to move onto or along any street or alley in the village any house, building or other structure or thing of a width which does not permit of a minimum clearance of 2 1/2 feet from the gutter face of the curb on each side of the street or alley; provided, however, that no building or other structure or thing of a width greater than 25 feet shall be so moved.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-149--18-170. Reserved.

ARTICLE VI.

ELECTRICAL REGULATIONS

DIVISION 1.

GENERALLY

Secs. 18-171--18-180. Reserved.

DIVISION 2.

CODE

Sec. 18-181. Electrical code adopted.

The rules and regulations of the National Fire Prevention Association, Inc. (NFPA) for electrical wiring and apparatus contained in the code known as the National Electrical Code of 2003, 2005 except those portions thereof that would be modified by section 18-182 are hereby adopted as the electrical code of the village and incorporated by reference as if fully set out in this article.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-182. Amendments to electrical code.

The National Electrical Code of 2003 2005 referred to in section 18-181 is hereby amended as follows:

Article 80-19(a)(3) Add

A permit is required for the installation of intercom and security systems that exceed 25 volts. Permits are not required for phone systems or any low voltage wiring systems that are under 25 volts.

Article 110

110-3(a)(9) The use and installation of all electrical equipment, fixtures and appliances must be approved by a recognized third party testing laboratory such as Underwriters Laboratories, Inc.

~~(10) — Conductors normally used to carry current shall be of copper conductors.~~

Article 210. 8(a)(9) Branch circuits

~~210. (a)(8)~~ 210.8(a)(9) All light fixtures and exhaust fans located above a bathtub or in a shower must be installed with GFCI protection and be approved for this type of installation. ~~In new construction~~ No devices shall be allowed within four feet (4'), measured horizontally, from ~~inside wall~~ of any tub or shower stall except GFCI protected switches.

Section 210.52(D) is deleted and is approved to read as follows:

~~210.52(D) Bathrooms.~~ In dwelling units, at least one wall receptacle outlet shall be installed in bathrooms or powder rooms within 900 mm (3 ft.) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop. Each bathroom or powder room requires a minimum of one (1) 20-amp receptacle circuit, with no other outlets connected thereto.

Section 230.42(D) is added and is approved to read as follows:

230.42(D) Residential Services. Single-family homes requiring a new service shall have a minimum one hundred (100) amp main disconnect, with an adequate number of branch circuits. The service shall be installed underground. ~~entrance to be in two (2) inch heavy wall galvanized conduit.~~

Section 230.71(a)(1) is amended to read as follows:

There shall be no more than one disconnecting means for each service permitted by section 230.2, or for each set of service entrance conductors permitted by section 230-40.

~~*Section 230.79* is amended to read as follows:~~

~~Rating of service disconnecting means. A service switch shall have a rating not less than the load to be carried determined in accordance with section 220. Except as otherwise approved by the electrical inspector, the service disconnecting means shall have one disconnect with a rating of not less than 100 amperes if a switch is used, and not less than 100 ampere circuit breakers if a circuit breaker is used. However, for installations consisting of not more than 2 wire branch circuits a switch or circuit breaker of 30 ampere minimum rating may be used.~~

Section 240.24(B)(3) is added and is approved to read as follows:

240.24(B)(1) Occupancy. Main disconnecting means shall be located in each unit or space.

Section 250.112(N), Central Air Conditioning.

A separate equipment-grounding conductor shall be installed for all central air conditioning units. Conductors shall be installed in liquid-tight flexible metal conduit to avoid vibrations from the building to the unit. Electrical plastic tape shall not be used to fasten low voltage wiring to conduit or refrigerant lines. Plastic ties approved for the purpose shall be used.

~~*Section 370.27e*~~ *422.18(a)* add as follows:

Dwelling Units: All junction boxes roughed in for ceiling openings in bedrooms, family rooms, living rooms, dining rooms, kitchens, dens, foyers and other rooms or areas where ceiling fans are commonly installed shall be installed so as to provide adequate support for ceiling fans and shall be listed for this purpose.

Article 760 - Fire Alarm Systems

760-3(a)(1) shall read:

In commercial buildings, Fire Alarm wiring shall be installed in an emt raceway where wiring is concealed by building construction or otherwise inaccessible. The raceway will protect the conductors during construction and provide means for replacement. ~~Fire Alarm wires and cables installed, as wiring within a building shall be listed as Plenum rated to reduce the spread of fire.~~

Article 700—Emergency Systems

700-9(b)(1) Wiring of emergency systems

~~In commercial buildings, Emergency System wiring shall be installed in a raceway where wiring is concealed by building construction or otherwise inaccessible. The raceway will protect the conductors during construction and provide means for replacement. Emergency system wires and cables installed, as wiring within a building shall be listed as Plenum rated to reduce the spread of fire.~~

Article 800 - Communication Circuits

~~800-49~~ *800.110(a) Fire Resistance of communications wires and cables.*

In commercial buildings, communication wiring shall be installed in an emt raceway where wiring is concealed by building construction or otherwise inaccessible. The raceway will protect the conductors during construction and provide means for replacement. ~~Communication wires and cables installed, as wiring within a building shall be listed as Plenum rated to reduce the spread of fire.~~

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-183. Additional special rules.

The following additional special rules and regulations are hereby adopted as part of the village electrical code:

- (1) All electrical wiring shall be in electrical metallic tubing or rigid metallic tubing as specified in article ~~345~~ 342 and ~~348~~ 344 of the ~~1999~~ 2005 National Electrical Code, except that other types of wiring may be permitted by the electrical inspection department for portions of the wiring where the use of electrical metallic tubing is impractical, or in existing single or two-family dwellings where other methods of wiring presently exist.

Exception: Rigid Non-metallic conduit may be used for underground and installations for accessory structures and parking lot lighting, but must transition to rigid or intermediate metal conduit at the last bend before exiting the underground location. An approved grounding electrode shall be installed at each parking lot/street lighting pole.

- (2) In all single-family dwellings and apartment buildings and all similar occupancies in apartment hotels, all closets in excess of eight square feet shall have a light permanently installed.

- (3) Existing commercial and industrial buildings, or structures, which are scheduled for remodeling and/or additions, be required to remove existing electrical equipment and materials that will not be used.
- (4) All thermostat-control and doorbell wiring in residential applications shall be installed in conduit where such wiring is rendered inaccessible by finish materials.
- ~~(5) There shall be no more than ten receptacles installed on a 15 amp branch circuit. There shall be no more than 15 receptacles installed on a 20 amp circuit.~~
- ~~(6)~~ (5) All residential garages must have:
 - a. One outlet installed inside the garage protected by a ground fault circuit interrupter device.
 - b. Any additional receptacles installed in the garage shall also be ground fault protected, except dedicated receptacles installed for appliances such as automatic door openers, refrigerators, and freezers do not have to be ground fault protected.
 - c. A ceiling light installed within the garage controlled by a switch located within three feet of the service door or overhead door.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-184--18-195. Reserved.

DIVISION 3.

ADMINISTRATION

Sec. 18-196. Compliance with international building codes.

All electrical installations, equipment and work shall comply with the building codes of this Code to the extent the building codes are not inconsistent herewith.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-197. Permits required.

No person shall install, alter or repair any electrical equipment without first obtaining a permit for each such installation, alteration or repair. Permits for the installation, alteration, repair and use of electrical equipment shall be issued on receipt of an application therefore made out on a form to be furnished by the department of code enforcement, or his duly authorized deputy, and submitted to the electrical inspection department, and upon the payment of the fee in advance, as provided in section 18-1.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-198. Application for electrical permit.

The application for each electrical permit shall contain the name of the owner or user of the electrical equipment to be installed, altered or used, the location by street number of such work, also the name and address of the person making the installation and the name of a qualified electrician.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-199. Qualified electrician--Appointment or employment.

Before any permit to install, alter or repair electrical work shall be issued to any person entitled to secure permits under this article, he shall appoint or employ a person who may be himself or some other person, who, for the purpose of the electrical regulations of this Code, shall be known as a qualified electrician. The person so appointed or employed to act as a qualified electrician shall, before starting as such qualified electrician, be required to comply with section 18-200.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-200. Same--Qualifications.

An applicant to act as qualified electrician shall be not less than 21 years of age, and shall have at least four years' experience in the installation, alteration, repair and maintenance of electrical wires, equipment and apparatus, or an experience equivalent thereto. Names and addresses of employers, time employed, and in what capacity, and proof of such service shall be furnished to the director of code enforcement. The applicant may be required to answer correctly a reasonable number of questions in writing to show that he has sufficient knowledge and technical training to perform the electrical work.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-201. Same--Certification.

When an electrical contractor or his employee shall have complied with the requirements of sections 18-198 through 18-200, the department of code enforcement shall certify him as a qualified electrician to a registered contractor by placing his name on a registration certificate issued to the electrical contractor.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-202. Same--Notice when employment terminated; permit privileges suspended.

Whenever a qualified electrician shall leave or be discharged from the employ of any person required to employ a qualified electrician, within 14 days written notice shall be given the department of code enforcement by the employer. Permit privileges of such person shall be suspended until a certified qualified electrician is employed or appointed.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-203. Reserved.

Sec. 18-204. Notice and inspection required before work concealed.

The electrical contractor shall notify the director of code enforcement for inspection before any electrical installations are concealed. No electrical installations are to be concealed until an inspection has been made and the installation has been approved by the director.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-205. Notice required when work ready for final inspection.

The director of code enforcement shall notify the electrical inspection department for a final inspection upon completion of any and all electrical installations.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-206. Using equipment prior to inspection and approval.

Whenever any electrical equipment has been installed or altered, no electrical current shall be used on such equipment previous to the inspection of such equipment by the director of code enforcement, and approval for the installation of the equipment given by the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-207--18-215. Reserved.

DIVISION 4.

CONTRACTORS

Sec. 18-216. Definitions.

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

Electrical contractor means any person engaged in the business of installing or altering by contract equipment and electrical appliances for the utilization of electricity supplied for light, heat, or power not including radio apparatus or equipment for wireless reception of sounds and signals, and not including apparatus, conductors and other equipment installed for or by public utilities, including common carriers, which are under the jurisdiction of the state commerce commission for use in their operation as public utilities. The term "electrical contractor" does not include employees employed by such contractor to do or supervise such work.

(Ord. No. 2005-06, § 2, 3-22-05)

Cross References: Definitions generally, § 1-4.

State Law References: Registration of electrical contractors, 65 ILCS 5/11-33-1.

Sec. 18-217. Registration required.

It shall be unlawful for any person to engage in the business of electrical contractor without being registered as an electrical contractor in the manner set forth in this division. Electrical contractor shall submit proof as to his skills and knowledge relating to the construction and operation of electrical equipment and installations. Such proof shall be a supervising electrician license/registration from a city or municipality with a state commissioned electrical commission, which administers an approved test for supervising electricians. Proof of successful completion of the test may be required. A list of approved cities or municipalities with tests recognized by this department is available upon request.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-218. Application for registration; procedure.

Any person desiring to engage in the business of electrical contractor shall apply for registration to the director of code enforcement. Upon the filing of such application in proper form, and the payment of the registration fee, the director of code enforcement shall register the applicant as an electrical contractor, and shall issue to the applicant a certificate of registration which will authorize the applicant to engage in such business for the year in which it is issued; provided, however, that before any permits shall be issued to such electrical contractor, he shall have complied with the applicable provisions of this Code.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-219. Registration fee.

The fee for registration as an electrical contractor shall be \$25.00 per annum, which sum shall be paid by the applicant to the village clerk in advance upon filing the application.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-220--18-225. Reserved.

DIVISION 5.

AIR CONDITIONING SYSTEMS

Sec. 18-226. Definition and scope.

As used in this article air conditioning system shall mean any unit or combination of units commonly known as a central system, using air moving ducts or furnaces or both to cool and dehumidify any space used for human occupancy.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-227. Compliance required.

It shall be unlawful to install or operate an air conditioning system without complying with the rules established in this article or to install or operate a system not equipped as required by the provisions of this article.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-228. Installation permits.

No air conditioning system shall be installed unless a permit for such installation shall first have been secured. Application for such permits shall be made to the ~~electrical~~ mechanical department and shall include plans and specifications of the proposed installation. No permit shall be issued until the plans and specifications have been examined and approved by the ~~electrical~~ mechanical department as being in compliance with this article. ~~No permit shall be issued unless a fee of \$6.00 is paid.~~

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-229. Location generally.

Air conditioning units shall be installed in rear yards, but not within ~~five~~ six feet of any side ~~rear~~ lot line, and shall be installed no further than 15 feet in length measured from the rear wall of the dwelling. Vertical exhaust may be used, and if exhaust is directional it must be directed toward dwelling installing such unit. All units with horizontal exhaust must be directed towards the rear property line.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-230. Location in garages; maintenance mounting.

Air conditioning units may be installed in an attached or detached garage. All units shall be maintained in proper functional order and shall be set on rubber shock mounts.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-231. Water-cooled air conditioners.

Any water-cooled air conditioning units shall be a water-efficient, closed system.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-232. Enforcement; exemption.

It shall be the duty of the ~~electrical~~ mechanical inspector to enforce the provisions of this article, and for such purpose, he shall be permitted to inspect any air conditioning system at any reasonable hour. However, the provisions of this article shall not apply to any system installed prior to August 10, 1965.
(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-233--18-240. Reserved.

ARTICLE VII.

PLUMBING

DIVISION 1.

GENERALLY

Sec. 18-241. Compliance with state code.

Except as otherwise provided in this article, all plumbing installations, equipment and work shall comply with the provisions of the ~~1986~~ 2004 state plumbing code.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-242. Enforcement of regulations.

Plumbing regulations of the village shall be enforced by the building department division.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-243--18-255. Reserved.

DIVISION 2.

PLUMBING CODE

Sec. 18-256. State plumbing code adopted by reference.

The current edition of the State of Illinois Plumbing Code,, as approved by the people of the state, represented in the general assembly, is hereby adopted as the village plumbing code, subject to the additions, deletions or amendments thereto as provided in this article.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-257. Priority of certain chapters of code.

The following chapters of the village Code shall take precedence over the same subject matter covered within the state plumbing code; and, further, if any conflict shall exist between the chapters of this Code as stated in this article and the state plumbing code, the chapters of this Code stated in this section shall control, as follows:

(1) Chapter 18, article VI, entitled "Plumbing;"

(2) Chapter 106 entitled "Utilities."

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-258. Amendments.

The following provisions shall supersede or supplement pertinent provisions of the state plumbing code and shall pertain to the village:

(1) Notwithstanding any provisions to the contrary in the state plumbing code, no copper tube type M shall be used in the village; no plastic pipe and fittings shall be used for water service pipe and water distribution systems within buildings; and no cast iron material shall be used for water service.

(2) PVC waste and vent piping underground for commercial applications is not permitted.

(3) No foam core is permitted.

(4) No wet venting permitted.

(5) Adoption of ~~2003~~ 2006 edition of the International Plumbing Code.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-259. Use of DWV copper for drainage; wastes; vents.

(a) The use of DWV copper for drainage, wastes and vents shall be permitted in all zoning districts, and its use must comply with the rules and regulations as promulgated by the American Society for Testing Materials (ASTM) B306-59. Type M copper shall be the minimum for copper drain, waste or vent.

(b) DWV copper shall be prohibited for underground use.

(c) A DWV copper stack or vent shall be insulated.
(Ord. No. 2005-06, § 2, 3-22-05)

Section 890.1340 Add to end of paragraph

Minimum size waste or drain underground shall be four inch in diameter.

Section 890.420 Add to end of paragraph

All outside sewer repairs must include a cleanout brought up to grade.

Section 890.1370 Add to end of paragraph

In residential buildings a minimum of one floor drain is required at lowest level.

Secs. 18-260--18-280. Reserved.

ARTICLE VIII.

ELEVATORS, DUMBWAITERS AND ESCALATORS

Sec. 18-281. Inspection; testing of new, relocated, and altered installations.

(a) *Acceptance tests.* The person installing, relocating or altering elevators, dumbwaiters or escalators, shall notify the department of code enforcement, in writing, at least seven days before completion of the work. Such person shall subject the new, moved, or altered portions of the equipment to the acceptance tests required by the building code to show that such equipment meets the requirements specified.

(b) *Acceptance inspection.* All new, altered and relocated elevators, dumbwaiters, and escalators shall be inspected for compliance with the requirements of this article by an inspector in the employ of the department of code enforcement who shall also witness the tests specified in subsection (a) of this section.

(c) At least one elevator shall provide service for the fire department, ambulance or rescue squad used to accommodate an ambulance stretcher that is 24 inches by 80 inches in the horizontal open position. This one elevator shall have a minimum interior cab size of five feet by seven feet and a minimum of 2,500 pounds capacity with at least a 42-inch side slide door.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-282. Periodic and maintenance inspections and tests.

(a) *Required.* Each power passenger elevator and escalator shall be inspected during the months of April and October, and every power and hand freight elevator and every power dumbwaiter shall be inspected every April.

(b) *Conformity to code.* Periodic and maintenance tests shall conform to the requirements of the building code for such tests.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-283. Persons authorized to inspect and test.

The inspections and tests required by sections 18-281 and 18-282 shall be made by persons as authorized by law and as designated by the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-284. Reports of inspections and tests required; contents.

(a) A report of every required inspection and test shall be filed with the department of code enforcement, by the inspector making such inspection, on a form approved by the department, within the time limits specified in this section after the inspection or test has been completed.

(b) For the inspection and tests required by section 18-281, the report shall be filed within seven days and shall indicate whether the elevator, dumbwaiter or escalator has been installed in accordance with the plans and specifications filed with the department of code enforcement and with the construction permit issued by the department under the building code, and meets the requirements of the applicable rules of the building code.

(c) For the inspections and tests required by section 18-282, the report shall be filed within 30 days and shall include all information required by the department of code enforcement to determine whether the apparatus is in a safe operating condition and conforms to the applicable requirements of this article.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-285. Operating permits required; issuance; time limits.

(a) Operating permits shall be issued by the director of code enforcement, within the time limits specified in this section, to the owner or lessee of every new elevator, dumbwaiter and escalator, and of every existing elevator, power dumbwaiter and escalator where the inspection report indicates compliance with this article, provided that no permits shall be issued if the fees required by this article have not been paid. The time limits shall be not more than the following:

- (1) Ten days after receipt of the inspection report required by section 18-284 for existing elevators, dumbwaiters and escalators, provided that such time may be extended by the director of code enforcement.

- (2) Three days after the inspection report required by section 18-284 has been filed for new or altered elevators, dumbwaiters and escalators.
- (3) Operating permits shall be mailed to the owner or lessee during the months of May and November for each power passenger elevator and escalator. Operating permits shall be mailed during the month of May for every power and hand freight elevator and every power dumbwaiter. Fees shall be in accordance with section 18-297.

(b) No elevator, dumbwaiter or escalator for which a permit is required shall be operated by the owner or lessee thereof after the dates specified in this section, unless such operating permit has been issued.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-286. Duration; contents of operating permits.

The operating permit shall be issued for the period as determined by the director of code enforcement, and shall state the rated load for such elevator, dumbwaiter or escalator. It shall be endorsed by the authorized inspector making the inspection after each periodic inspection required by section 18-282.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-287. Notice; correction of defects required before operating permit issued.

If the inspection report required by section 18-284 indicates failure of compliance with the applicable requirements of this article, or in the case of new or altered installations, with the detailed plans and specifications approved by the department of code enforcement under the building code, the building official shall give notice to the owner or lessee or the person filing such plans and specifications of changes necessary for compliance therewith. After such changes have been made, the department of code enforcement shall issue an operating permit.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-287.1. Emergency power.

In buildings exceeding three stories above the normal entry of the fire department access, the elevator provided for the fire department use shall be supplied with standby emergency power to operate the elevator in the event of a power interruption in accordance with NFPA-70.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-288. Authority to deny; suspend; cancel operating permit.

If the inspection report required by section 18-284 indicates that an elevator, dumbwaiter or escalator is in an unsafe condition so that its continued operation may be dangerous to the public safety, then the director of code enforcement may at his discretion refuse to issue, or may suspend or cancel, the operating permit and require the owner or lessee thereof to discontinue its use until it has been made safe and in conformity with the requirements of this article and may, if he deems it necessary, seal the equipment out of service or make it inoperative in a manner approved by the department of code enforcement.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-289. Revocation of permit; sealing of equipment.

If the director of code enforcement finds that any owner or lessee to whom an operating permit has been issued is not complying with the applicable rules and regulations of this article, he shall revoke such permit and may, at his discretion, seal the equipment out of service or render it inoperative in a manner approved by the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-290. Operating permits.

Operating permits shall be of a design approved by the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-291. Posting operating permits.

The required operating permit shall be posted in a conspicuous location in the elevator car and on, near or plainly visible from the dumbwaiter or escalator.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-292. Limited operating permits authorized.

The director of code enforcement may permit the temporary use of any elevator, dumbwaiter or escalator, for passenger or freight service during its installation or alteration, under the authority of a limited permit issued by him for each class of service.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-293. Prerequisites to limited operating permits.

In the case of elevators, a limited operating permit shall not be issued until the elevator has been tested with rated load, the car safety and terminal stopping equipment has been tested to determine the safety of the equipment, and until permanent or temporary guards or enclosures are placed on the car and around the hoistway and at the landing entrances on each floor. Landing entrance guards shall be provided with locks that can be released from the hoistway side only. Automatic and continuous pressure elevators shall not be placed in temporary operation from the landing push buttons unless door locking devices and/or interlocks required by the building code are installed and operative.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-294. Duration; renewal of limited operating permits.

Limited operating permits shall be issued for a period not to exceed 30 days and may be renewed at the discretion of the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-295. Posting of limited operating permits.

Where a limited operating permit is issued, a notice bearing the information that the equipment has not been finally approved shall be conspicuously posted on, near or visible from each entrance to such elevator, dumbwaiter or escalator.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-296. Accidents.

The owner or his duly authorized agent shall promptly notify the department of code enforcement of each and every accident to a person requiring the service of a physician or disability exceeding one day, or damage exceeding \$100.00 to the elevator, dumbwaiter or escalator or its hoistway enclosure or doors, and shall afford the department of code enforcement every facility for investigating and inspecting such accident or damage. The department of code enforcement shall without delay, after being notified, make an inspection and shall have placed on file a full and complete report of such accident. Such report shall give in detail all material facts and information available and the cause or causes, so far as they can be determined, which shall be open to public inspection at all reasonable hours. When an accident involves the failure or destruction of any part of the construction or the operating mechanism of such a device, the use of such device is forbidden until it has been made safe and until it has been reinspected and any repairs, changes or alterations have been approved by the director of code enforcement and a permit issued by him. The removal of any part of the damaged construction or operating mechanism from the premises is forbidden until permission to do so has been granted by the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-297--18-320. Reserved.

ARTICLE IX.

FENCES

Sec. 18-321. Permit required.

No person shall erect a permanent fence without first obtaining a permit therefore and paying the fee required in section 18-322.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-322. Reserved.

Sec. 18-323. Height; proximity to intersections.

(a) Fences may be erected to a height of six feet above existing grade in the interior side yard or rear yard of a lot.

(1) Zoning districts other than residential, may apply to the zoning board of appeals for a variation to exceed the permitted height.

(2) To obtain a variation from this subsection, the applicant shall:

- a. Make application on a form provided by the director of community development;
- b. Pay applicable fees.

(3) Such applications for a variation shall be heard by the zoning board of appeals. The zoning board of appeals shall have final responsibility of authorizing a variation upon such terms and conditions as it deems reasonable. Decisions by the zoning board of appeals may be appealed to the village board. The village board's decision shall be final and may be remanded back to the zoning board of appeals for further action if necessary.

(b) No fence shall be erected extending neither beyond the front building line to a street or within 30 feet of a street intersection.

(c) All fences shall maintain a minimum distance of three feet from the centerline of any sidewalk and a minimum of one foot from the edge of any sidewalk, alley or public way. Any fence located along a common sidewalk shall not exceed five feet in height.

(d) Fences must be positioned so that the finished side faces away from the lot on which it is constructed.

(e) No fence shall be erected in any corner side yard (Zoning Code Appendix B, section IV(J)(4). Notwithstanding above, following can be ground for a variance to this subsection:

(1) Driveway or public way within 20 feet of proposed fence location:

- a. Seventy percent open fence permitted, maintain one foot from property line, four feet maximum height; or
- b. Fifty percent open fence, maintain ten feet from property line, five feet maximum height; or
- c. Solid fence, maintain 15 feet from property line, five feet maximum height.

(2) No driveway or public way within 20 feet of proposed fence location:

- a. Fifty percent open fence, maintain one foot from property line, five feet maximum height; or
- b. Solid fence permitted, maintain ten feet from property line, five feet maximum height;

No fence, shrubbery or hedging shall be permitted on any portion of any public right of way, nor shall same be placed or maintained so as to obstruct a clear view of private driveways, sidewalks or pedestrian walks. No fence, shrubbery, hedging or planting which interferes with clear vision shall be permitted within the traffic sight line.

(3) For the purpose of this section, the definition of fence:

Fence, 70 percent open: A fence that has over its entirety at least 70 percent of its surface area open space, which affords a direct view through that fence at a position perpendicular to the fence.

Fence, 50 percent open: A fence that has over its entirety at least 50 percent of its surface area open space, which affords a direct view through the fence at a position perpendicular to the fence.

Fence, solid: A fence which has over its entirety less than 50 percent of its surface area in open space which affords a direct view through the fence at a position perpendicular to the fence.

Any person desiring to obtain a variation of this subsection shall make application on a form to be provided by the director of community development and pay \$35.00 filing fee. Such application shall be heard by the zoning board and the zoning board shall have final responsibility of authorizing a variation upon such terms and conditions as it deems reasonable.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-324. Reserved.

Sec. 18-325. Height of shrubbery.

Shrubbery or hedging from the front building line to the front property line and the parkway, if any, shall not exceed two feet, and must be kept trimmed at all times.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-326. Use of metal or barbed wire.

On metal fences, any exposed ends, whether along the top or bottom rails, should be rounded or capped so as to avoid creating sharp or pointed ends. Barbed wire along the top of fences or screening is prohibited, except that barbed wire strands may be erected in areas deemed to be in hazardous usage, such determination to be made by the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-327. Fences prohibited, which are potential hazards; right of review.

Notwithstanding the provisions of this article, no fence otherwise permitted under this article shall be permitted if the construction of such fence would create or add to a potential hazard to life, property or traffic. Any person whose application for a permit to construct a fence is denied under the provisions of this section shall have the right to have the denial reviewed by the board of trustees.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-328--18-350. Reserved.

ARTICLE X.

MOVING OF BUILDINGS

Sec. 18-351. License required.

No person except a licensed housemover shall move any building within the limits of the village, and every such person shall, before engaging in such occupation obtain a license therefore from the village clerk. (Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-352. Bond and deposit required.

(a) *Bond.* Before any permit is granted to move a building or structure for which a permit is required, the person engaged in the work of wrecking or of moving the building or structure shall file with the village clerk a bond in the penal sum of \$25,000.00 with sureties to indemnify, keep, and save harmless the village against any loss, cost, damage, expense, judgment, or liability of any kind whatsoever the village may suffer, or which may accrue against, be charged or be recovered from the village, or any of its officials from or by reason or on account of accidents to persons or property during any such moving operations and from or by reason or on account of anything done under or by virtue of any permit granted for any moving operation. Such bond in each case shall extend over the period of and cover all such moving operation.

(b) *Deposit.* In addition to such bond, a cash deposit in the sum of ~~\$500.00~~ \$5000.00 shall be paid to the village clerk, to insure the safety of the village streets, sidewalks and their complete restoration in the event of damages thereto, and to ensure the payment of any damages to private property. (Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-353. Issuance of permit; moving route to be designated.

Upon execution of the bond and deposit and the payment of the permit fee the director of code enforcement shall issue a permit and in the case of house moving shall state specifically thereon the route to be taken. No variation from such route shall be permitted, except in cases of extreme emergency. (Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-354. Delays in moving.

No building in the process of being moved shall be allowed to stand in any street for more than four hours at any time, except in cases of accident to equipment or property which, in the judgment of the director of code enforcement, will necessitate repair or correction before the operation can safely proceed, or because of unavoidable delay due to outside causes, certified to by the chief of police. (Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-355. Warning lights required.

Red lights or flares shall be so displayed at night as to warn passersby and motorists of all danger spots in and about the building being moved. (Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-356--18-375. Reserved.

ARTICLE XI.

GRADES

Sec. 18-376. General lot grade maximums.

No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grade of the lots on either side abutting such lot.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-377. Foundation grades and rules.

- (a) All foundation grades shall be established in such a manner as to achieve the free, natural and unobstructed flow of surface water.
- (b) The director of public services shall from time to time promulgate detailed rules, not inconsistent with this article, for the purpose of determining foundation grades.
- (c) Every application for a building permit shall show the foundation grade and set forth a grading plan for the proposed construction, determined in accordance with this article and rules established pursuant thereto. No building permit shall be issued unless such foundation grade and grading plan is in accordance with the provisions of this article and rules issued under this article.
- (d) The foundation height at the 25-foot building line is 18 inches above the sidewalk. Use the middle of a lot for measurement. The top of a foundation should be four inches above the finished grade. Side service walks and drives are to be a minimum of four inches below the top of the foundation.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-378. Subdivision grade plans.

The provisions of sections 18-376 and 18-377 shall be supplemental to the requirements of the zoning ordinance of the village respecting any subdivision approved pursuant to the provisions of such ordinance. No building permit shall be issued by the director of code enforcement unless he has on file an approved lot grading plan for such subdivision.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-379. Conformity with lot grading plan.

Every building constructed in a location for which a lot grading plan is on file, pursuant to the provisions of section 18-378, shall conform to the lot grading plan.
(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-380. Compliance required prior to occupancy permit.

No occupancy permit or other indication of approval of new construction shall be issued or given by the director of code enforcement unless and until all grade requirements set forth in this article have been met. (Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-381. Altering grade levels.

Building permits which include any excavation work must file a grading plan with the director of public services. No grades within the village shall be disturbed or otherwise altered except as allowed pursuant to a permit issued by the director of public services. (Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-382--18-395. Reserved.

ARTICLE XII.

POOLS

DIVISION 1.

GENERALLY

Secs. 18-396--18-405. Reserved.

DIVISION 2.

PRIVATE RESIDENTIAL SWIMMING POOLS

Sec. 18-406. General requirements.

Every existing private residential swimming pool and every such pool constructed, installed altered and/or maintained hereafter shall comply with all applicable provisions of this Code and with the special provisions of Section 3109 of the international building code edition, and as amended. Such Code is incorporated herein by reference. If there is a conflict between the International building Code and the Niles Code of Ordinances, the Niles Code of Ordinances shall apply. (Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-407. Location; height.

(a) Private residential swimming pools shall be permitted in single-family residence districts only.

(b) No portion of a private residential swimming pool shall be located at a distance less than six feet from any side or rear property line, or building line. Pumps, filters and pool water disinfection equipment installations shall be located at a distance not less than six feet from any side property line and shall not encroach into any front yard or corner side yard for its full depth adjoining a street.

(c) No above ground residential swimming pool shall exceed a height of five [feet] above grade.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-408. Permit required.

It shall be unlawful to proceed with the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances within the village unless permits therefore shall have first been obtained from the director of code enforcement.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-409--18-411. Reserved.

Sec. 18-412. Safety/precautions.

(a) A skilled swimmer shall be present at all times when private residential swimming pools are in use.

(b) Every private residential swimming pool shall be equipped with one or more throwing ring buoys not more than 15 inches in diameter and having 60 feet of three-sixteenth-inch manila line attached, and one or more light but strong poles with a "shepherds crook" and not less than 12 feet in length, for making reach assists or rescues.

(c) No diving board or platform more than three feet above water level shall be installed for use in connection with any private residential swimming pool.

(d) Life-saving equipment shall be provided and maintained so as to be immediately available for use in an emergency.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-413. Operation and maintenance.

(a) A suitable substantial protective cover shall be provided and installed over all private residential swimming pool surfaces during extended periods when the pool is not in use.

(b) All private residential swimming pools shall be maintained in a clean and sanitary condition, and all equipment shall be maintained in a satisfactory operating condition.

(c) No private residential swimming pool shall be used, kept, maintained or operated in the village, if such use, keeping, maintaining or operating shall be the occasion of any nuisance or shall be dangerous to life or detrimental to health.

(Ord. No. 2005-06, § 2, 3-22-05)

Secs. 18-414--18-434. Reserved.

ARTICLE XIII.

MECHANICAL

Sec. 18-435. Mechanical code adopted and amended.

(a) *Adoption.* The ~~2003~~ 2006 International Building Code, except as modified in this section, is hereby adopted and incorporated as if set out at length in this article. The fire code and amendments referenced in this subsection shall be known as part of the village building code.

(b) *Amendments.*

303.1.1 Screening of roof top units

All roof top units on new construction shall be screened from view with materials to blend in with the architecture of the building and approved by the Authority Having Jurisdiction.

~~602.3~~ *Stud and joist spaces.* Delete entire subsection and substitute:

The space between studs or joists shall not be used as a plenum for supply or return air

~~602.3~~ ~~603.5.1~~ *Gypsum ducts.* Delete entire section.

~~804.1~~ *Direct vent terminations.* Insert at end of sentence:

When termination of a vent system is required by this code or the manufacturer's specifications to be above the average snowfall, average snowfall shall be twenty-four inches.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-436. Gas and fuel code adopted.

(a) *Adoption.* The ~~2003~~-2006 International Fuel Gas Code, except as modified in this section, is hereby adopted and incorporated as if set out at length in this article. The fire code and amendments referenced in this subsection shall be known as part of the village building code.

(b) ~~Amendments:~~

~~403.5.4~~ *Corrugated stainless steel tubing.* Delete entire section.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-437. Permits.

Permits are required as per section 100 of the International Mechanical Code and section 100 of the International Fuel Gas Code.

(Ord. No. 2005-06, § 2, 3-22-05)

Sec. 18-438--18-499. Reserved.

ARTICLE XIV.

FIRE CODE*

* **Cross References:** Fire prevention and protection, ch. 46; fire prevention code, § 18-500 et seq.

Sec. 18-500. International Fire Code adopted and amended.

(a) *Adoption.* The ~~2003~~ 2006 International Fire Code, except as modified in this section, is hereby adopted and incorporated as if set out at length in this article. The fire code and amendments referenced in this subsection shall be known as part of the village fire code.

(b) *International Fire Code ~~2003~~ 2006 amendments.*

510.1 Amend to read:

Identification: Fire protection equipment shall be identified in an approved manner. All rooms containing controls for HVAC systems, electrical, sprinkler risers and valves, or other fire detection suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable like materials, permanently installed and readily visible. Lettering shall be a minimum 4 inches in height.

105.4.1.1 Add:

CAD drawings:

Construction documents approved by the code official are approved with the intent that such construction documents comply in all aspects with this code. Any omissions or errors on the construction documents do not relieve the applicant of having to comply with all of the applicable requirements of this code. In addition, applicant shall have construction documents deemed necessary by the fire official converted to a digital image in an auto cad format (.dwg) on a CD-RW medium. All costs incurred for these drawings to be paid by the applicant.

105.7.4.1 Add:

Fire pump test header.

1. Add-provide an OS&Y control valve on all fire pump test headers.
2. Provide an outside test header on all fire pump installations.

901.4.1.2 Add:

Provide an outside access door to the sprinkler riser valve room and the fire pump room. If in the opinion of the Fire Chief a second interior access door is required, the additional access door shall be

installed. Each room shall have a minimum 2-hour fire resistance rating. The room shall face either the main parking lot or shall face the front street and shall have a hard surface to the entrance door. The room shall be labeled in accordance to section 501.

903.1.3 Add:

Hydraulic Calculations and Nameplates:

Provide a minimum of 10% or 5 psi safety factor in fire protection system calculations. The system demand shall be 5 psi minimum, below the seasonal low water flow test supply.

By each hydraulically calculated area, on each drawing, provide a copy of the hydraulic nameplate.

903.2.1.1 Change 12,000 square feet to 2,500 square feet.

903.2.1.2 Add:

4. Throughout the entire story or floor level where the A-2 use group is located.
5. Throughout all stories and floor levels below A-2 use group and throughout all intervening stories and floor levels between the A-2 use group and the level of exit discharge that serve use group A-2 fire area, including the level of exit discharge.

903.2.1.3 Change 12,000 square feet to 2,500 square feet.

903.2.1.4 Change 12,000 square feet to 2,500 square feet.

903.2.2 Change 20,000 square feet to 2,500 square feet.

903.2.3

- #1 Change 12,000 square feet to 2,500 square feet

903.2.6 Change

- #1. 12,000 square feet to 2,500 square feet.
- #3. 24,000 square feet to 2,500 square feet

903.2.8.

- #3 Change 24,000 square feet to 2,500 square feet

903.2.8.1 Change 20,000 square feet to 2,500 square feet

912.2.3 Add:

Fire Department Connections:

Shall be not less than 18 inches (457 mm) and not more than 42 inches (1067) in elevation, measured from the ground level to the centerline of the inlet or inlets. The Fire Department connection shall be a 4" Storz. Fire Department connections shall be arranged in such a manner that the attachment to any one sprinkler connection will serve all sprinklers, and the attachment to any one standpipe will serve all standpipes within the building.

Sec. 903.4.6. Multiple Occupant Buildings.

A building having multiple occupancies shall have separate zoning for each occupancy space or floor. Each occupant or floor where practical shall have an exterior flashing strobe light red in color in an approved location, the strobe light shall be connected with the fire alarm system and shall be activated by a water flow condition in the occupant space.

904.1.1 Add:

NFPA:

The appendices of all NFPA standards are to be considered as part of each standard and are considered "shall" require not "should" information.

The following NFPA standards are adopted separately:

- A. NFPA 14, Standpipe and hose systems, ~~2003~~ 2006 edition.
- B. NFPA 20, Installation of Centrifugal pumps, ~~2003~~ 2006 edition.

Add: Provide an exterior fire pump test header for all systems using an electric or diesel fire pump. The test header shall be sized in accordance with NFPA 20, table 2-20.

- C. [Reserved.]
- D. NFPA 96, Installation of Equipment for Smoke and Grease Laden Vapors for Commercial Cooking Equipment, 2004 edition.
- E. NFPA 231, General Storage, 1998 edition.
- F. NFPA 231C, Rack Storage, 1998 edition.
- G. NFPA 231D, Storage of Rubber Tires, 1998 edition.
- H. NFPA 30B, Manufacturer and Storage of Aerosol Products, 2002 edition.

510.1 Add:

Signs:

Where sprinkler control valves are located in a separate room or building, a sign shall be provided on the entrance door. The lettering for such sign shall be at least 4 inches in height On any exterior door

~~904.4.1~~ Add to the end of list:

8. 7 Dry pipe systems shall deliver water to the inspectors test pipe in not more than 60 seconds.

~~904.5.3~~ Add:

~~904.6.1.1~~ Add:

~~905.1.1~~ Add:

In all warehouse areas, where storage exceeds 12 feet in height, a hose valve connection system shall be provide. The system shall consist of 2 1/2 hose valves with a 1 1/2 reducer to a 1 1/2 connection and shall be that no portion of the warehouse/storage area is more than 200' maximum travel distance. All connections shall be National Standard Threads.

Fire Hose valve system piping shall be:

- 1 Hydraulically calculated for a minimum of 250 gpm @ 75 psi to the most hydraulically remote fire hose valve.
- 2 Where system pressure exceeds 100 psi provide a Potter reduced pressure field adjustable type valve.

~~905.2.2~~ Add:

System Pipe Sizing: The system pipe sizing, including the horizontal or common feeder lines, shall be sized for a minimum flow of 500 gpm (1892 L/min) for the first riser plus 250 gpm (945L/min) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4731 L/min).

~~905.2.3~~ Add:

~~905.2.4~~ Add:

~~905.2.5~~ Add:

~~905.3.4.2~~ Add:

Pressure Regulating Devices:

Where residual pressures at any *standpipe* hose outlet exceed 100 psi (690 Kpa), approved pressure regulating devices shall be installed at the outlets to limit the pressure to 100 psi (690 Kpa). Such devices shall regulate pressure under flow and no flow conditions and shall not be capable of being adjusted to pressures higher than 100 psi (690 Kpa) unless approved. The pressure on the inlet side of the pressure-regulating device shall not exceed the rated working pressure of the device.

905.4 Add to the end:

#1 Delete and replace with:

Location: A standpipe hose connection shall be located at each floor level at every exit stairway, and not more than (four) 4 feet (1524 mm) above the floor.

Add to #4

All mall standpipes shall have an independent separate riser with control valve and water flow switch.

#5 Delete the existing and replace with:

Roof Hydrants: Where standpipes are installed in buildings more than 6 stories or 75 feet (22860 mm) in height, at least one riser shall extend through the roof and terminate in a two-way, 2 1/2 inch hose connection. The main control valve on a roof hydrant or manifold hose connection shall be located in an area that is not subject to freezing, and is as close to the roof access as practical and is plainly identified.

906.1.2 Add:

Portable Fire extinguishers shall bear the label of an approved agency, be of an approved type and installed in a location visible and available to occupants.

Section 906.3 Size and Distributions - be amended to delete the first sentence and add as follows:

The minimum accepted extinguisher for uses, unless specifically noted elsewhere, shall be 4A; 60BC (10 lb. typical). Extinguisher spacing shall be based on 3500 square feet or 75 feet maximum travel unless specified differently.

907.2.8 Add to the end of the paragraph:

This requirement is applicable even if the building is sprinkled.

907.20 Add to the end of the paragraph:

All fire alarm systems shall be of the addressable type unless approved otherwise by the Authority Having Jurisdiction.

Adopt Appendix B, C, D, E, F & G
(Ord. No. 2005-06, § 2, 3-22-05; Ord. No. 2006-11, § 1, 2-28-06)