

**CHAPTER 6**

**BUILDING REGULATIONS**

**ARTICLE I – INTERNATIONAL BUILDING CODE**

**6-1-1 ADOPTION OF INTERNATIONAL RESIDENTIAL CODE.** Pursuant to Section 1-3-1 of the Illinois Municipal Code, the 2015 edition of the International Residential Code as published by the International Code Council, (the "IRC") is hereby adopted by reference. The IRC shall control all matters concerning design, construction, prefabrication, alteration, repair, use, occupancy, and maintenance of detached one or two family dwellings and one family townhouses not more than **three (3) stories** in height, and their accessory structures.

**6-1-2 EXCEPTIONS TO ADOPTION BY REFERENCE.** Certain sections of the IRC shall be of no force and effect, as follows:

- (A) Any provision of the IRC pertaining to penalties for violation thereof.
- (B) Any section of the IRC pertaining to construction inspection and inspection fees.
- (C) Any section of the IRC pertaining to appeals.
- (D) Any provision of any of the above IRC relating to plumbing where inconsistent with the State of Illinois Plumbing Code, which governs all matters relating to plumbing.

**6-1-3 MAINTENANCE OF RECORDS BY CLERK.** The City Clerk shall place on file **one (1) copy** of the IRC and shall keep such copies in the office of the Clerk and shall make such IRC available for public use, inspection and examination.

**6-1-4 ADMINISTRATION.** The provisions of this Chapter shall be administered by the Building Code Administrator, who shall be the same person who administers the Zoning Chapter of this Code and is referred to in **Article V** of **Chapter 40** as the Administrative Official.

**6-1-5 CERTIFICATION OF COMPLIANCE.** Any application for building permit in accordance with **Section 40-5-3** or **40-5-4** of the Zoning Code shall include the following certification by the applicant:

THE APPLICANT CERTIFIES THAT THE STRUCTURE TO WHICH THIS APPLICATION APPLIES HAS BEEN DESIGNED AND SHALL BE BUILT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2015 EDITION, AND THE CURRENT EDITION OF THE ILLINOIS PLUMBING CODE. ALL SUBCONTRACTORS AND THE OWNER HAVE BEEN OR WILL BE NOTIFIED OF THIS CERTIFICATION.

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Applicant

In connection with the consideration of the building code application, the Building Code Administrator may request reasonable evidence from the applicant, including but not limited to plans and specifications, that the certification is true and correct.

No person shall submit a false certification in any application for building permit.

**6-1-6            INSPECTIONS OF NEW CONSTRUCTION.** Normally, the Building Code Administrator shall not inspect work, other than conducting a site or stakeout inspection. However, the Building Code Administrator may in his or her discretion conduct any other inspection authorized by the IRC with or without notice to the permit holder. It is the responsibility of the permit holder to schedule the site or stakeout inspection with the Building Code Administrator.

**6-1-7            PENALTIES.**  
(A) Any person who shall violate the provisions of this Chapter or the IRC shall, upon conviction, be subject to a penalty not less than **Seventy-Five Dollars (\$75.00)** per day nor more than **Seven Hundred Fifty Dollars (\$750.00)** per day. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues. In addition to this penalty, the City may utilize other statutory or common law remedies deemed appropriate by a court of law, including but not limited to injunctive relief, preliminary injunctive relief, and obtaining a temporary restraining order.  
(B) Any structure, or any part thereof, constructed or maintained not in accordance with this Article is hereby declared a nuisance, subject to abatement in accordance with law.

**6-1-8            STOP WORK ORDERS.** Upon notice from the Building Code Administrator that work on any building or structure or any construction work is being prosecuted contract to the provisions of the IRC such work shall be immediately stopped. The Stop Work Order shall be in writing, shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work; it shall state the conditions under which work will be permitted to resume. Any person who shall continue any work in or about the structure after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be deemed in violation of this Article. A separate offense shall be deemed committed on each day during or on which the violation occurs or continues. In addition to this penalty, the City may utilize other statutory or common law remedies, including but not limited to, injunctive, preliminary injunctive, and temporary restraining order relief, deemed appropriate by a court of law.

**6-1-9            GRANDFATHER CLAUSE.** With the exception of buildings for which a building permit was issued during the moratorium period commencing on June \_\_, 2016 and for which the applicant executed a certificate stating that the building will comply with the IRC, no existing building or structure not in compliance with any of the IRC adopted herein as of the effective date of this Article or of any amendment hereto, and no building, the foundation of which has been laid as of the effective date of this Article or any amendment hereto which is completed within **six (6) months** of the effective date of this Article or the amendment, shall be deemed to be in violation of this Article by reason of continuation of the non-complying condition; nor is any owner required to bring any such structure into compliance with any Code adopted hereunder.

**6-1-10          APPEALS.** Appeals from stop work orders or other determinations of the Building Code Administrator shall be made in accordance with **Section 40-6-1** through **40-6-4** of this Code.

**(Ord. No. 16-3; 09-07-16)**

**ARTICLE II - BUILDING OPERATIONS**

**6-2-1        USE OF STREETS.** The use of streets for the storage of materials in the process of construction or alteration of a building may be granted where the same will not unduly interfere with traffic and will not reduce the usable width of the roadway to less than **eighteen (18) feet**; provided that no portion of the street other than that directly abutting on the premises on which work is being done shall be used except with the consent of the owner or occupant of the premises abutting on such portion. Any person seeking to make such use of the street shall file with the City Clerk a bond with corporate sureties to be approved by the Council, to indemnify the City for any loss or damage which may be incurred by it by reason of such use and occupation.

**6-2-2        NIGHT OPERATIONS.** No construction or alteration operations shall be carried on at nighttime if the same are accompanied by loud noises.

**6-2-3        SIDEWALKS.** No sidewalk shall be obstructed in the course of building construction or alteration without a special permit from the Chief of Police being first obtained.

**6-2-4        SAFEGUARDS.** It shall be the duty of the person doing any construction, altering or wrecking work in the City to do the same with proper care for the safety of persons and property. Warnings, barricades and lights shall be maintained wherever necessary for the protection of pedestrians or traffic; and temporary roofs over sidewalks shall be constructed wherever there is a danger to pedestrians from falling articles or materials. **(See Chapter 33 for additional requirements.)**