

ORDINANCE NO.

ORDINANCE AMENDING THE "LA GRANGE PARK MUNICIPAL CODE" AS AMENDED

Whereas, the Board of Trustees has determined that it is in the best interests of the Village of La Grange Park to amend the La Grange Park Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois, as follows:

ARTICLE 1: That Chapter 93, Section 93.06 HEAT IN APARTMENTS, be removed in its entirety.

ARTICLE 2: That Chapter 91 FIRE PREVENTION AND PROTECTION, Sections 91.01 through 91.99 of the La Grange Park General Regulations are hereby amended to delete those sections in their entirety and replace them with the following sections:

§ 91.01 ESTABLISHMENT OF THE DIVISION OF FIRE PREVENTION

- (A) The Division of Fire Prevention, a Division of the La Grange Park Fire Department, is established and shall be operated under the supervision of the Director of Fire and Building (referred to individually as "Director" or "Fire Chief") or designee(s), all of whom are collectively referred to in this chapter as "Fire Code Official."
- (B) The duties of the Division of Fire Prevention shall be to enforce this chapter and such other duties related thereto as the Fire Code Official may from time to time assign.
- (C) The Director shall serve as the authority having jurisdiction over matters of fire prevention and protection within or affecting the Village of La Grange Park ("Village").

§ 91.02 RIGHT OF ENTRY

The Fire Code Official and any inspectors shall be allowed to enter any building or premises in the Village, except one and two family dwellings, at

all reasonable hours, for the purpose of making an inspection or investigation. If entry is refused or denied, the Fire Code Official and any appointed inspectors shall be authorized to pursue recourse as provided by law.

§ 91.03 FEE SCHEDULE

*(A) New Fire Detection and Alarm Systems, and Modifications to Existing Systems. ***

(Plan review fee includes one re-review and initial inspection/acceptance test)

\$50.00 base permit fee, and

\$100 plan review fee for initial hour.

\$50.00 plan review for each additional hour, or for re-reviews not included as part of the initial plan review fee.

*(B) Wet Chemical, Dry Chemical, Alternative or Clean Agent Systems, and Modifications to Existing Systems. ***

(Plan review fee includes one re-review and initial inspection/acceptance test)

\$50.00 base permit fee, and

\$100 plan review fee for initial hour.

\$50.00 plan review for each additional hour, or for re-reviews not included as part of the initial plan review fee.

*(C) New Fire Sprinkler Systems, and Modifications to Existing Systems. ***

(Plan review fee includes one re-review, one hydrostatic test and initial inspection/acceptance test)

\$50.00 base permit fee, and

\$185.00 base plan review fee for Residential NFPA 13D systems, or

\$205.00 base plan review fee for NFPA 13 and NFPA 13R systems, and

\$50.00 plan review fee for each additional hour, or for re-reviews not included as part of initial plan review fee.

*(D) New Fire Standpipe Systems, and Modifications to Existing Systems. ***

(Plan review fee includes one re-review, one hydrostatic test and initial inspection/acceptance test)

\$50.00 base permit fee, and
\$100.00 plan review fee for systems with one riser, and \$35.00 plan review fee for each additional riser.
\$50.00 plan review fee for each additional hour, or for re-reviews not included as part of initial plan review fee.

(E) *New Fire Pumps, and Modifications to Existing Pumps.* **

(Plan review fee includes one re-review and initial inspection/acceptance test)
\$50.00 base permit fee, and \$100.00 plan review fee initial hour.
\$50.00 plan review fee each additional hour, or for re-reviews not included as part of initial plan review fee.

(F) *Storage Tanks (Above or Below Grade).* **

\$50.00 base permit fee, and
\$100.00 per tank for above or below grade permanent installation, or \$100.00 per tank for below grade removal, or
\$100.00 per tank for temporary above grade installation; (maximum 180 days).

(G) *Variations.* **

\$500.00 per request.

(H) *Re-inspection Fees.* **

When initial inspection or acceptance testing fails, or the equipment or system is not ready to be tested at the time of the scheduled inspection.
\$50.00 per occurrence.

** *Reviews by Outside Agency or Consultant.*

Where the type of system, scope of a project, the availability and/or ability of fire department and/or building department staffing, or other factors warrant, the Director of Fire and Building may secure the assistance of outside fire protection professionals for plan review, consulting and associated services. These costs for such shall be reimbursable to the Village, in accordance with the following:

\$50.00 base fee, and actual cost of plan review and/or other services

provided, and 15% of such costs as an administrative fee.

§ 91.04 PENALTY

- (A) The failure of any person(s) or entity to comply with the requirements contained in a written notice from the Fire Code Official, delivered in person, posted on the premises, or sent to the person by U.S. Certified Mail, relative to a malfunction of fire protection or fire detection equipment, shall be considered a violation of the Municipal Code and such violation may result in imposition of penalties or prosecution as outlined in this Chapter and the Village Code.
- (B) Any notice of violation shall continue in force and effect until full compliance with the requirements stated therein. Each and every failure to comply with such notice within a twenty-four (24) hour period shall constitute a separate and distinct offense and may be considered for penalty and/or prosecution as outlined in this Chapter.
- (C) A fine in accordance with this Subsection may be imposed for two failed inspections. If after completion of the second re-inspection violations have not been corrected it will be the responsibility of the owner/agent to contact the Fire Department and to provide evidence of compliance. A fine in accordance with this Subsection may be imposed each time that an inspector returns to the building for a re-inspection until all violations have been corrected.
- (D) A fine in accordance with this Subsection may be imposed for an unsafe condition. An unsafe condition may involve inadequate means of egress, or conditions that may constitute a fire hazard, or conditions that are dangerous to human life or the public welfare. A fine in accordance with this Subsection may be imposed for each violation deemed an unsafe condition, with each day said violation continues to exist constituting a separate and distinct offense.
- (E) Any person who violates, disobeys, fails, neglects, or refuses to comply with, or resists the enforcement of any of the provisions of this Chapter, including the codes adopted herein by reference, or who refuses to remedy or correct a violation cited under this Code shall:
 - 1. Be issued a local ordinance violation citation, which shall carry a fine of fifty dollars (\$50.00) for the first (1st) offense, seventy five dollars (\$75.00) for the second (2nd) offense, and one hundred dollars (\$100.00) for the third (3rd) and each additional offense; or

2. Be issued a local ordinance non-traffic citation requiring a mandatory court appearance by the person(s) or representative(s) of the named entity, which shall carry a fine, upon conviction, of not less than one hundred dollars (\$100.00), nor more than seven hundred fifty dollars (\$750.00) for each offense.

(F) Penalties for false alarms shall be in accordance with this Code. False alarm provisions within this Chapter shall apply to both new and existing structures as follows:

1. *Type of False Alarms Charged.* A fire alarm user shall be fined for each fire alarm if such false fire alarm is:
 - (i) Given intentionally;
 - (ii) Due to or caused by improper installation, designed or use or due to lack of required maintenance;
 - (iii) Resulting from any test, repair, alteration or addition to the fire protection system without prior notification thereof to the La Grange Park Fire Department.
2. *Fines.* A fire alarm user shall be fined for false fire alarms as follows:
 - (i) First false alarm in a three (3) month period: no action.
 - (ii) Second false alarm in a three (3) month period: shall result in a false alarm charge of \$400.
 - (iii) Each additional false alarm in a three (3) month period after one shall result in a false fire alarm charge of \$400.
3. Failure to pay any fine imposed by this ordinance within 30 days of notice of the fine shall constitute a further violation of this ordinance and will result in the imposition of an additional fine of not less than \$100 nor more than \$750 for each offense, plus all legal fees and costs incurred in the process of enforcement. Such fees and costs shall include, but not be limited to, staff costs of inspection or re-inspection, legal fees, and staff costs to appear in court in connection with the enforcement. A separate offense shall be deemed committed for each day on which a violation occurs or continues.
4. The Village shall have the right to impose and record a lien against property as to which there are unpaid fines and related fees resulting from violations of fire alarm regulations.

5. The Village Fire Department assumes no liability for:
 - (i) Any defects in the operation of an alarm system.
 - (ii) Failure or neglect to respond appropriately upon receipt of an alarm.
 - (iii) Failure or neglect of any person in connection with the installation, operation or maintenance of any alarm system.
 - (iv) The transmission of alarm signals, pre-recorded alarm messages, or the relaying of such signals and messages.

6. Nothing in this ordinance shall authorize the La Grange Park Fire Department to refuse to provide emergency service to any person, business or other entity that has not paid for services previously provided or that owes money for services previously rendered.

(G) *False Alarm*. Shall be defined as an alarm signal(s), which indicates the existence of an emergency situation, when in fact no such emergency exists, and shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following:

1. Fire causing structural damage to the protected premises verified by the Fire Department.
2. Earthquake causing structural damage to the protected premises.
3. Winds causing structural damage to the protected premises.
4. Flooding to the protected premises due to overflow of natural drainage.
5. Lightning causing physical damage to the protected premises.
6. Telephone line malfunction verified in writing to the Village's Fire Department by an authorized telephone company supervisor within seven (7) days of the occurrence. It shall be the responsibility of the property owner or the person responsible for the system to acquire this verification. This may be verified by responding Fire Department Personnel at the time of the response.
7. Electrical service interruption verified in writing to the Village's Fire Department by the local power company manager within seven (30) days of the occurrence. It shall be the responsibility of the property owner or the person responsible for the system to acquire this verification. This may be verified by responding Fire Department Personnel at the time of the response.
8. Plumbing or electrical malfunctions unrelated to fire protection

system(s). This shall not include power interruption caused by electricians or other service personnel in the building.

9. Alarm activation resulting from the presence of smoke.

(H) *Fire Alarm User*. A "fire alarm user" is defined as the owner of the property from which the false alarm originates and any individual, partnership, operation, organization or other entity occupying or on the property with permission of the owner.

§ 91.05 CODE ADOPTED

(A) For the purpose of protecting persons, properties, buildings and structures from the hazards of fire, explosion, entrapment, or other preventable dangers and for the purpose of establishing prevention and control measures to maintain the public safety health and welfare, the following codes and standards are adopted and incorporated herein by reference as fully as if set out in their entirety:

1. 2015 International Fire Code, published by the International Code Council, Inc.
2. 2015 Life Safety Code, NFPA-101, published by the National Fire Protection Association, with the following chapter deleted in its entirety: 24.
3. 2014 National Fire Codes, published by the National Fire Protection Association, all Subsections/standards with the following Subsections-standards deleted: 70, 70A, 73, 78, 101, 101B, 472, 473, 900, 1001, 1002, 1003, 1005, 1006, 1021, 1026, 1031, 1033, 1035, 1037, 1041, 1051, 1061, 1072, 1078, 1081, 1082, 1091, 1201, 1221, 1225, 1300, 1451, 1500, 1521, 1561, 1583, 1600, 1620, 1710, 1720, 1730, 1911, 1917, 1937, 1975, 2800, 3000, and 5000; and subject to all appendixes thereto being considered mandatory rather than discretionary.

(B) One (1) copy of each of the codes referenced in subsection (A) above shall be kept at the Village Hall, and made available for use, inspection and examination by the public.

§91.06 AMENDMENTS TO INTERNATIONAL FIRE CODE

(A) The International Fire Code adopted in Subsection 91.02(A) 1 of this chapter is hereby amended as follows:

1. **Section 101.1** is amended to delete the section entirely and the following inserted in its place:

Title. These regulations shall be known as the "Fire Code of the Village of La Grange Park," hereafter referred to as "this code."

2. **Subsection 105.4.2.1** is amended to delete the Subsection entirely and the following inserted in its place:

Fire Protection System Shop Drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9. For each hydraulically calculated automatic fire sprinkler system area identified on submitted shop drawings, a copy of the hydraulic nameplate shall be provided.

3. **Section 108** is amended to delete the section entirely and the following inserted in its place:

Subsection 108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determination made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Fire Code Official shall be an ex officio, non-voting member of said board. The board shall adopt rules and procedures for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official.

Subsection 108.1.1 Appeals; Limitation on authority. Any person, firm, corporation or agent shall have the right to appeal a decision of the Fire Code Official. An application for an appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally equivalent or better method of fire prevention or protection is proposed. Equivalency must be demonstrated and proven by technical documentation which shows that the system, method, or device proposed is approved for the intended purpose, and equals or exceeds the level of fire prevention or protection afforded by this code.

Subsection 108.1.2 Qualifications. The board of appeals shall consist of the Village Board of the Village of La Grange Park.

Subsection 108.1.3 Administration. Any person appealing a decision of the fire code official shall file a written notice of appeal in the Office of the Director of Fire and Building, 447 North Catherine Avenue, La Grange Park, Illinois 60526, within thirty (30) days from the date of the decision being appealed. The Director of Fire and Building shall request that the Appeals Board call a hearing on said appeal within thirty (30) days of the filing of the notice of appeal. The Appeals Board shall render a decision within ten (10) days after completing such hearing. Nothing shall prevent the Village from seeking immediate enforcement of the regulations of this Chapter in court where the hazard involved requires such action.

Subsection 108.2 Variations; Limitation of authority. If any person, firm, corporation or agent feels the provisions of this code constitute a unique or particular hardship relating to the use, construction or alteration of structures, a petition for a variation may be submitted. The documentation and evidence presented by the petitioner shall indicate the following:

1. The plight of the petitioner is due to unique circumstances.
2. The granting of the variation will not be detrimental to the public welfare or injurious to other adjoining properties.
3. Any person presently having an interest in the property has not created the alleged difficulty or hardship.
4. The purpose of the variation is not based exclusively upon cost.
5. The particular physical characteristics of the structure involved would result in an additional actual hardship upon the owner if the strict letter of the codes were carried out.

Subsection 108.2.1 Qualifications. The granting of a variation may be made by the Village Board of the Village of La Grange Park.

Subsection 108.2.2 Administration. Any person may request a variation by written application filed in the Office of the Director of Fire and Building, 447 North Catherine Avenue, La Grange Park, Illinois 60526. The Director of Fire and Building shall request that the Appeals Board (consisting of the Village President and Trustees) convene a hearing on said variation within thirty (30) days of the date on which a

request for variation is filed. The Appeals Board shall render a decision within ten (10) days after completing said hearing.

4. **Subsection 109.4** is amended to delete the Subsection entirely and the following inserted in its place:

Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements hereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, shall be punished by a fine of not less than \$100.00 nor more than \$750.00. Each day that a violation continues after written notice of the violation is given shall be deemed a separate violation.

5. **Subsection 111.4** is amended to delete that Subsection entirely and the following inserted in its place:

Failure to Comply. Any person who shall continue any work 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 liable to a fine of not less than \$100.00 nor more than \$750.00.

6. **Section 202** the first sentence of definition of Fire Area, is deleted and the following inserted in its place:

Fire Area. The aggregate floor area bounded by the exterior walls of a building, regardless of fire walls, fire barriers, or fire resistance-rated horizontal assemblies.

7. **Subsection 507.5.1** is amended to delete the Subsection entirely and the following inserted in its place:

Where Required. Where a portion of the facility or building hereafter constructed or moved into or within the village is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For group R-3 and group U occupancies, the distance shall be 600 feet.

2. For buildings equipped throughout with an approved automatic fire sprinkler system installed in accordance with Subsection 903.3.1.1 or 903.3.1.2, the distance shall be 600 feet.

8. **Subsection 507.5.1.1** is amended to delete the Subsection entirely and the following inserted in its place:

Hydrant for Sprinkler or Standpipe Systems. Buildings equipped with a sprinkler or standpipe system installed in accordance with Subsection 905 shall have a fire hydrant within 100 feet of the fire department connection. This requirement may be waived by the Fire Code Official for existing buildings that are being retrofitted with fire sprinklers, after an evaluation of existing fire hydrant locations, building design, and fire department operations in relation to the specific building.

9. **Subsection 901.4.1.1** is created to read as follows:

Fire Sprinklers and Fire Detectors - Ceilings. In buildings protected by automatic fire sprinklers or automatic fire detectors, suspended or removable ceiling tiles shall be maintained in place to prevent the delay in fire sprinkler or fire detector activation.

Exception: When additional fire sprinklers or fire detectors are installed in the space above the suspended ceiling.

10. **Subsection 901.7** is amended to add the following sentence at the end of the paragraph:

Any fire alarm systems that transmit false signals may be taken out of service by the La Grange Park Fire Department until the system is repaired.

11. **Subsection 903.2** is amended to delete the subsection entirely and the following inserted in its place:

Where required in New Buildings and Structures.

1. All new buildings and structures of all use groups, other than one and two family dwellings, shall be protected with an approved automatic fire sprinkler system installed and maintained in accordance with NFPA 13. All spec warehouse buildings (use

groups S and F) with a ceiling height 25 feet or greater shall be protected with an ESFR fire sprinkler system or hydraulically-calculated system for class IV commodities with rack storage calculated to the greatest storage height. All automatic fire sprinkler systems, with the exception of one and two family dwellings, shall be electronically supervised by an approved fire alarm system.

2. All new one and two-family dwellings shall be protected with an approved automatic fire sprinkler system installed and maintained in accordance with NFPA 13D.

12. **Subsections 903.2.1 through Subsection 903.2.10 are deleted.**

13. **Subsection 903.3.1.3.1** is created to read as follows:

Attached Garages. Where an NFPA 13D sprinkler system is required, at least one fire sprinkler shall be installed inside all attached garages. The fire sprinkler shall be located within six feet of the entry door to the interior of the home, or in another location as approved by the Fire Code Official. The fire sprinkler shall be a dry barrel type, or of another design to prevent freezing, as approved by the fire official.

14. **Subsection 903.3.5** is amended to delete the Subsection entirely and the following inserted in its place:

Water Supplies. Water supplies for automatic sprinkler systems shall comply with Title V of the La Grange Park Code of Ordinances, and the standards referenced in Subsection 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of Title V of the La Grange Park Code of Ordinances and the State of Illinois Plumbing Code. Hydrant flow data used for the design of any automatic fire sprinkler system shall be no more than one year old, or as approved by the Fire Code Official. A minimum safety factor of 10% or 5 psi shall be provided in any automatic fire sprinkler system hydraulic calculation. The system demand shall be a minimum of 5 psi below the seasonal low water flow test supply.

15. **Subsection 903.4** is amended to delete the Subsection entirely and the following inserted in its place:

Sprinkler System Supervision and Alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels

and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a fire alarm system.

Exceptions:

1. Automatic sprinkler systems protecting one and two family dwellings;
2. Limited area systems serving fewer than 20 sprinklers;
3. Automatic sprinkler systems installed in accordance with NFPA 13R where common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided;
4. Jockey pump control valves that are sealed or locked in the open position; Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position;
5. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position;
6. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

16. **Subsection 903.4.1** is amended to delete the Subsection entirely and the following inserted in its place:

Monitoring. Alarm, supervisory, and trouble signals shall be distinctly different from each other and automatically transmitted to the Fire Department's communication center. All required alarm systems shall transmit trouble, supervisory, and fire signals directly to the Fire Department's communication center via a wireless transmitter in accordance with NFPA 72. Only equipment certified and approved by the remote receiving station or its designated proprietor, may be installed. The designated proprietary agent shall be the only authorized installer of the approved radio transmitter. All existing required fire alarm systems that are not currently utilizing the wireless alarm network shall be changed to wireless by no later than January 1, 2021.

Exception: Supervisory service is not required for:

1. Single-and-multiple-station smoke alarms required by Subsection 907.2.10;
2. Smoke detectors in group I-3 occupancies;
3. Automatic sprinkler systems in one- and-two-family dwellings.

17. **Subsection 903.4.2** is amended to delete the Subsection entirely and the following inserted in its place:

Alarms. Approved audible and visual appliances shall be connected to each automatic fire sprinkler system in accordance with Subsections 903.4.2.1 and 903.4.2.2. Sprinkler system water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.

18. **Subsection 903.4.2.1** is created to read as follows:

Exterior Appliances. A red 75 cd, weather-proof strobe light shall be provided above the fire department connection. The strobe light shall be supervised by the fire alarm system and shall only operate upon the water flow activation. Where an approved NFPA 13D system is installed, clear 75 cd waterproof audio visual device shall be installed on the front of the building in an approved location visible from the street.

19. **Subsection 903.4.2.2** is created to read as follows:

Audible Appliances. A 10-inch 120v DC alarm bell shall be provided above the fire department connection.

20. **Subsection 903.4.2.3** is created to read as follows:

Interior Appliances. Interior audible and visible alarms supervised by a fire alarm system shall be provided in accordance with Subsections 907.5.1 through 907.5.2.3.4. Audible and visible alarm indicating devices shall be seen and heard in all areas of the building.

21. **Subsection 903.4.2.4** is created to read as follows:

Inspector Test Valves. Automatic fire sprinkler system inspector test valves shall be accessible at all times and located no more than six feet above the finished floor. On multiple riser systems, the test valves shall be marked to indicate which riser and area it tests.

22. **Subsection 903.4.3** is amended to delete the Subsection entirely and the following inserted in its place:

Floor Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings. Indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in multiple story occupancies.

23. **Subsection 903.4.4** is created to read as follows:

Zoned Areas. When single zone of an automatic fire sprinkler system protects more than a single room or area, the Fire Code Official may require additional smoke detectors in order to more rapidly identify the location of the smoke or fire.

24. **Subsection 903.6** is amended to delete the subsection entirely and the following inserted in its place:

Subsection 903.6 Where required in existing buildings and structures. In addition to the requirements of Chapter 11, an automatic sprinkler system shall be provided in all existing buildings, structures and occupancies, which are modified in

Subsection 903.6.1. Any modifications to any existing structure, w the use group classification as defined in the IBC, within a structure or portion thereof changes, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire suppression system complying with NFPA 13 and this chapter.

Exceptions:

1. Where the use group classification changes from a Business or Mercantile classification to a Business or Mercantile classification; and the total area involving the change of use is less than 5,000 square feet; and no other provisions of this chapter would otherwise require fire sprinklers to be installed in the building or structure.
2. One and two family dwellings.

Subsection 903.6.2. Any modifications to any existing structure, w the height and/or area of a structure is increased, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire suppression system complying with NFPA 13.

Exceptions:

1. Where the height of a building is increased due to the roof of a structure being altered, and there is no useable space for storage, mechanical, or occupants created by the alteration.
2. One and two family dwellings.

Subsection 903.6.3. Any modifications to any existing structure, w the cost of modifications would be greater than 50% of the fair market value of the structure, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire protection system complying with NFPA 13.

Exception: One and two family dwellings.

Subsection 903.6.4. Any modifications to any existing one or two family dwelling, as described in 1-4 of this subsection below, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire suppression system complying with NFPA 13D.

1. Structural members are removed and replaced whereby all which remains existing as original is the building's foundation; or,
2. Structural members are removed and replaced whereby all which remains existing as original is the building's foundation and first story structural flooring; or,
3. More than 75% of all interior walls are removed, relocated and/or replaced; or,
4. All floor joists and decking of all floors are removed and replaced.

25. **Subsection 903.7** is created to read as follows:

Hydraulic Design. A copy of the hydraulic nameplate shall be provided on each drawing for all hydraulically-calculated areas.

26. **Subsection 903.8** is created to read as follows:

Fire Pump Room. All automatic fire sprinkler system pump rooms shall be provided a one-hour separation. An outside access door shall be provided for all automatic fire sprinkler system pump rooms. The door shall be labeled "Fire Sprinkler Pump Room" in minimum four (4) inch contrasting letters.

27. **Subsection 905.3.9** is created to read as follows:

Warehouse storage. In all warehouse storage areas exceeding 30,000 square feet, where storage exceeds 12 feet high, owner or user shall: provide inside 2 ½ inch fire hose valves with 1 ½ inch reducer to an 1 ½ inch connection; locate the valves at each door entrance to the warehouse and/or storage area; provide additional 2 ½ inch fire hose valves so that no portion of the warehouse and/or storage area is more than 120 feet maximum travel distance to a fire hose valve; show the location of all obstructions and/or racks on the drawing; and provide the fire hose valves system piping consisting of:

1. A separate riser piping system.
2. The 2 ½ inch valves shall be supplied by a minimum of 4 inch piping with 2 ½ inch drops to each valve.
3. Where system pressures exceed 100 psi provide reducing pressure field adjustable type valves approved by the AHJ.

28. **Subsection 907.1.4** is created to read as follows:

Addressable Fire Alarm Systems. All new fire alarms shall be of the addressable type and shall be installed in accordance with NFPA 72.

When existing fire alarm systems are repaired or replaced, they are required to be an addressable type system in accordance to the following:

1. Where buildings are greater the three (3) stories in height; or
2. Where any one story of a building is greater than 10,000 SF; or
3. In all A1, A2, E, I1, I2, I3, R1, R2 type occupancies.

29. **Subsection 907.1.5** is added to read as follows:

Monitoring. Fire alarm systems required by this chapter or otherwise required shall be monitored by a remote supervising station in accordance with NFPA 72 and shall terminate at the Fire Department communications center. All new fire alarm systems shall transmit trouble, supervisory and fire signals directly to the fire department communications center remote receiving station via a wireless transmitter in accordance with NFPA 72. Only equipment certified and approved by the remote receiving station and/or its designated

proprietor may be installed. The designate proprietary agent shall be the only authorized installer of the approved radio transmitters.

Existing required systems that do not currently transmit directly to the Fire Department's communications center using the approved wireless system shall be changed to the wireless system/network in accordance with the following:

1. At the property owner's request; or
2. Upon replacement of the main fire control panel; or
3. In any event, on or before January 1, 2021.

30. **Subsection 907.2** is deleted and the following inserted in its place:

Where required - new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in all new buildings, structures and occupancies:

Exceptions.

1. One and Two Family Dwellings.
2. Residential Group R-2 with less than four dwelling units.

All such systems shall also be provided in accordance with Subsections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Subsection 907.5, unless other requirements are provided by another Subsection of this code.

The exceptions in the following Subsections are deleted: 907.2.1, 907.2.2, 907.2.3(3), 907.2.4, 907.2.7(1), 907.2.8.1(2), 907.2.9.1(2), 907.2.10.1(2).

31. **Subsection 907.2.24** is created to read as follows:

Buildings without an approved automatic sprinkler system. A fire alarm system utilizing automatic fire detectors and manual fire alarm devices shall be provided throughout all buildings not provided with an automatic sprinkler system complying with NFPA 13 or NFPA 13R.

32. **Subsection 907.5** is amended to delete the Subsection entirely and the following inserted in its place:

Occupant Notification Systems. A fire alarm system shall annunciate at

the fire alarm control unit and shall initiate occupant notification upon activation, in accordance with Subsections 907.5.1 through 907.5.2.3.4. The activation of any of the following devices shall result in occupant notification:

1. Automatic fire detectors.
2. Automatic fire sprinkler system water-flow devices.
3. Manual fire alarm boxes.
4. Automatic fire extinguishing systems when installed in buildings or structures that are provided with occupant notification.

33. **Subsection 907.5.2.3.4** is created to read as follows:

Multi-Tenant Group M. Single story, multi-tenant group M buildings shall be "ring by tenant" when activated by the automatic fire detection system and shall include a weatherproof, clear outside strobe over the entrance to each tenant space as directed by the Fire Code Official. All outside strobes shall be 75 cd.

34. **Subsection 907.9** is amended to add the following sentence at the end of the paragraph:

In addition to the requirements of Chapter 11, an approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in all existing buildings, structures and occupancies.

Exception 1: One and Two Family Dwellings.

Exception 2: Residential Group R-2 with less than five dwelling units.

35. **Subsection 913.1.1** is created to read as follows:

Fire Sprinkler System - Fire Pump Test Header.

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

36. **Subsection 5504.3.1.1.3** is amended to delete the Subsection entirely and the following inserted in its place:

Location. Containers of cryogenic fluids shall not be located within diked areas containing other hazardous materials. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited

in all zoning districts except by permit.

37. **Subsection 5704.2.9.6.1** is amended to delete the Subsection entirely and the following inserted in its place:

Locations Where Above Ground Tanks Are Prohibited. Storage of class I and class II liquids in above-ground tanks outside of buildings is prohibited in all zoning districts except by permit.

38. **Subsection 6104.2** is amended to delete the Subsection entirely and the following inserted in its place:

Maximum Capacity Within Established Limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 l). Such storage is prohibited in all zoning districts except by operational permit.

Exception:

In particular installations, this maximum capacity limit shall be determined by the Fire Code Official after consideration of special features such as topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed containers, degree of fire protection to be provided and capabilities of the Fire Department.

ARTICLE 3: That Chapter 150 BUILDING REGULATIONS, Section 150.001 through 150.139 of the La Grange Park Building Regulations are hereby amended to delete the section in its entirety and be replaced with the following language:

§ 150.01 TITLE

This Article will be known as the Building Regulations of the Village of La Grange Park.

§ 150.02 PURPOSE

The purpose of this Chapter is to promote the safety, health and public welfare through structural strength and stability, adequate means of egress,

adequate light and ventilation and protection of life and property from fire and hazards incidental to the design, construction, alteration, removal or demolition of buildings or structures. This Chapter sets forth requirements which are considered reasonable and are held in every instance to be the minimum standards necessary to promote public health, safety and the general welfare.

§ 150.03 CHAPTER AS REMEDIAL

This Chapter shall be construed to secure its expressed intent, which is to insure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation, and fire safety; and, in general, to protect persons and property from all hazards incident to the design, erection, construction, alteration, removal or demolition of buildings and structures.

§ 150.04 DEFINITIONS

The following words and phrases as used in this Title shall have the following meanings unless a different meaning is required by the context. Where terms are not defined herein and are defined elsewhere in this Code, they shall have the meanings as so defined.

ALTERATION. A change in size, shape, character or use of a structure.

APPROVED. "Approved," as applied to a material, device, or method of construction, shall mean approved by the Director of Fire and Building under the provisions of this Chapter, or approved by other authority designated by law to give approval in the matter in question.

BUILDING, EXISTING. A building erected prior to the adoption of this Chapter, or one for which a legal building permit has been issued prior to the adoption of this chapter.

BUILDING HEIGHT. The height in feet shall be taken as the vertical distance from the average grade adjacent to the building to the mean height of the roof. In determining height, parapet walls not exceeding three feet (3') in height from the roof surface shall not be considered. Any projection, penthouse, roof tank, chimney and similar roof structure shall not be included in height unless the aggregate area of such structures exceeds one-third (1/3) of the area of the roof of the building.

BUILDING OFFICIAL. Those individual(s) authorized by the Director of Fire and Building from time to time to administer and enforce this Chapter. The Building Official may be an employee of the Village or an independent contractor hired by the Village to act in this role.

BUILDING PERMIT. A permit issued by the Village for construction, erection or alteration of a structure or building.

CONTRACTOR. A person or business who agrees to furnish construction materials and/or perform construction services, for a specific price.

CONTRACTORS. Shall include, but not be limited to: carpenters, electricians, plumbers, cement contractors, siding installers, excavators, heating, ventilation, air conditioning and sheet metal, masonries, sewer, house moving and window installers. Any contractor performing work requiring a building permit shall be licensed.

DRAFT STOPPING. Building materials installed to prevent the movement of air, smoke, flames and gases to other areas of a building through large concealed passages such as attic spaces and floor assemblies with suspended ceilings or open web trusses.

ELEVATOR. A hoisting and lowering mechanism equipped with a car or platform which moves in guides for the transportation of individuals or freight in a substantially vertical direction through successive floors or levels of a building or structure.

FIRE STOPPING. Building materials installed to prevent the movement of flame and gases to other areas of a building through small-concealed passages in building components such as floors, walls and stairs.

HORIZONTAL SEPARATION. A permanent open space between the building wall under consideration and the nearest line to which a building is or may be legally built. Cornices and eaves projecting less than twelve (12) inches, belt courses, bay windows and window sills projecting less than four (4) inches and drop awnings shall not be considered in determining horizontal separation.

LATCH. A spring-loaded device which automatically holds a swinging door shut upon closing by engaging a strike and which is released by turning a knob, lever or similar actuator from inside or outside.

MUNICIPALITY. Whenever used in this Code, it shall mean the Village of La Grange Park.

REPAIR. The replacement of existing work with equivalent materials for the purpose of its maintenance, but not including additional work that would affect safety, or affect required exit facilities, or a vital element or an elevator, plumbing, gas piping, wiring, ventilating or heating installation or any work that would be in violation of a provision of this Chapter or any other law governing building construction.

SHALL. As used in this Code, means mandatory.

§ 150.05 APPLICABILITY - EXEMPTIONS - MORE RESTRICTIVE REGULATIONS

- (A) This Chapter shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized by or promulgated under the provisions of this Chapter.
- (B) All buildings and structures, and parts and appurtenances thereof, both existing and hereafter erected or installed shall be maintained in such a way to keep occupants, owners, users and guests reasonably safe from the hazards of fire, explosion, collapse, contagion and spread of infectious disease. The Director of Fire & Building is authorized to order necessary corrective work, repair, replacement or removal if he/she finds that standards listed herein are not being met.
- (C) No building or structure shall be modified, extended, repaired, removed or altered unless a building permit authorizing such construction is first procured (unless work is exempt as provided in Subsection 150.010 (A)) and no building shall be demolished, in whole or substantial part, unless a demolition permit is procured, as provided herein.
- (D) When the provisions contained in this Chapter conflict with any other provisions contained in this Code or in any state or federal statute, the most restrictive or rigid provisions shall control.

§ 150.06 NON-CONFORMING STRUCTURES - STRUCTURES EXISTING ON DATE OF ADOPTION OF CHAPTER AND STRUCTURES MOVED INTO VILLAGE

- (A) It shall be unlawful to use or occupy any building or structure, or part thereof, in violation of the provisions of this Chapter.
- (B) The use and occupancy of any existing structure which legally conformed to regulations which were in existence immediately prior to the adoption of this Chapter (i.e., legal nonconforming structure) may be continued without change, except as may be specifically provided for in this Chapter.
- (C) Alterations or repairs may be made to any legal nonconforming structure without requiring the existing structure to comply with all the requirements of this Chapter, provided such alterations or repairs conform to the requirements of this Chapter. Alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the structure.
- (D) In the event a legal nonconforming building or structure is damaged, altered or repaired at a cost exceeding fifty percent (50%) of its then-current replacement value, exclusive of foundation, the Village may require that the entire building or portions thereof be brought into compliance with all provisions of this Chapter.
- (E) Any modifications to any existing buildings, as noted in this subsection below, shall be made to conform with the requirements of this Chapter in respect to means of egress, fire protection, fire suppression, light and ventilation and life safety.
 - (1) Structural members are removed and replaced w all that remains existing as original is the building's foundation; or
 - (2) Structural members are removed and replaced w all that remains existing as original is the building's foundation and first story structural flooring; or
 - (3) More than 75% of all interior walls are removed, relocated and/or replaced; or
 - (4) All floor joists and decking of all floors are removed and replaced.
- (F) Any building or structure moved into or within the Village shall comply with the provisions of this Chapter for new buildings and structures and shall

not be used or occupied in whole or in part until certificates of occupancy shall have been issued by the Village.

§ 150.07 PUBLIC SAFETY

- (A) *Occupation of Streets, Sidewalks and Parkways.* No building materials shall be stored or kept on streets, parkways or sidewalks between the hours of 7:00 p.m. and 7:00 a.m. No material shall be so placed as to block or impede access to any fire hydrant, valve chamber, manhole or catch basin, or obstruct the gutter or waterway of any street.
- (B) *Bypass Walk.* Before any sidewalk is obstructed by scaffolding or other material, or is removed, a safe hard-surface temporary bypass walk shall be constructed and maintained. Pedestrians shall be protected from vehicular traffic by a barricade or fence. During overhead construction, pedestrians shall further be protected from falling debris by solid overhead planking.
- (C) *Barricades Required.* No person may use public property for storage of construction materials unless the materials are shielded by substantial and suitable barricades and sufficient warning lights or flares to guard and protect all traffic and passersby.
- (D) *Damage to Barricading.* It shall be unlawful to move, remove, turn off, extinguish, diminish or disturb any light or barricade required by (C) above.
- (E) *Mortar Beds.* Mortar beds or boxes shall be so placed and guarded as to protect the clothing of persons passing, and shall not be located upon any street or public way. Mortar beds or boxes shall not be placed upon any public sidewalk, and no mortar shall be mixed upon any public pavement or sidewalk surface.
- (F) *Dust control.* It shall be unlawful to cut or grind any concrete, masonry, stone, rock or similar material without a dust collection system or wet methods on any private or public property in the village.
- (G) *Material on Public Property.* As soon as construction work is completed, all remaining construction material shall be promptly removed from public property and the streets and sidewalks shall be cleared and restored to the same condition as before the construction work was started.

- (H) *Removal of Rubbish - Public Property.* Rubbish or excavated material which is deposited on the sidewalks or streets shall be removed each day, as rapidly as produced. When materials or rubbish causing dust are handled they must be well wetted down.
- (I) *Removal of Rubbish - Private Property.* Rubbish or materials shall not be thrown, dropped or swept from any floor above the ground or from any roof, but shall either be carried or lowered in such a manner as not to cause dust.
- (J) *Public Inconvenience.* All building operations shall be conducted in a manner that least inconveniences the general public and abutting property owners.
- (K) *Protection of Passersby.* Where during construction an excavation or other hazard exists, the contractor shall provide and maintain a barricade or fence for the protection of passersby.
- (L) *Closing Streets.* When necessary for the public safety, the Director of Fire and Building may temporarily close sidewalks, streets and places adjacent to any unsafe or unstable structures.

§ 150.08 CONTRACTOR LICENSE AND INSURANCE

- (A) *License Required.* No person shall engage in the business of contractor within the Village without first obtaining a license therefor. Application for the license shall be made and the license shall be issued as provided in the code. No contractor shall engage in business without first obtaining a professional certification, if required by state statute.
- (B) *Expiration.* All contractor licenses shall be valid for one year from the date of issuance. All contractor licenses shall become invalid if a bond or certificate of insurance expires or is cancelled. A contractor licensed by the State of Illinois who registers with the Village shall not be required to obtain a village license so long as its/his/her Illinois license remains valid and he/she/it maintains the required bond or certificate of insurance.
- (C) *Annual Fee.* The cost of an annual contractor license shall be remitted in accordance with Subsection 150.012. A contractor's business license fee will be waived if the contractor is required by state law to obtain a professional permit, license or certificate on an annual basis from any department or agency of the state. A license will be required unless

satisfactory evidence is offered that the professional certification has been obtained.

- (D) *Bond.* Before any license is issued, the contractor must provide the Village with a corporate surety bond, in the amount of \$10,000, conditioned to indemnify and hold the Village harmless from liability, loss or damage resulting from the work undertaken or performed by the contractor. Such bond shall also guarantee completion of the work in conformance with all applicable codes. House moving, raising or shoring projects require a public liability insurance policy in an amount not less than \$100,000.
- (E) *Insurance.* All contractors shall file with the Village, prior to the issuance of a building permit, a certificate of insurance with coverage as follows:
- (1) Public liability insurance for each person in the sum of One Hundred Thousand Dollars (\$100,000) and for each accident in the sum of Three Hundred Thousand Dollars (\$300,000).
 - (2) Property damage insurance in the amount of Fifty Thousand Dollars (\$50,000) limited to not less than Ten Thousand Dollars (\$10,000) for each accident.
- (F) *Existing Violations.* The Village is not required to issue a building permit or contractor license to any contractor responsible for existing code violations until such violations have been corrected.
- (G) *Suspension, Revocation of Contractor License.* When any licensed contractor commits one or more of the offenses listed below, a committee consisting of the Village President, Village Clerk and Director of Fire and Building shall be authorized to summarily order the suspension of a company's or individual's contractor license. Within seven days after a license or permit is suspended, the committee shall call a hearing for the purpose of determining whether or not the license or permit should be revoked. Contractor licenses issued by the village may be suspended or revoked after notice and hearing, for any of the following causes:
- (1) Any fraud, misrepresentation or false statement contained in the application for the license or construction permit;
 - (2) Failure to obtain necessary building permit(s) for work requiring a permit;
 - (3) Failure to comply with the applicable building codes, or failure to correct such violation of the building codes;
 - (4) Pattern of code violations or defects in construction performed in

- the village;
- (5) Conviction of any felony or of a misdemeanor where such conviction indicates an inability to perform building or construction services in a safe, honest and legitimate manner;
 - (6) Failure of the licensee to pay any fine, penalty, fee or charge owed to the village;
 - (7) Refusal to permit an inspection or material sampling, or any interference with an authorized village representative performing his or her inspection duties.

Revocation of a contractor's license shall not preclude prosecution and imposition of any other penalties provided for the violation of other provisions of this code or other village ordinances.

Notice of the hearing for revocation of a contractor's license shall be given to the licensee at his/her/its last known address by regular and certified mail, return receipt requested, setting forth specifically the grounds of the complaint and the time and place of the public hearing. Such notice shall be sent at least five days prior to the date set for the hearing. If the licensee requests a continuance of the hearing, a suspension of the license shall be in effect until the Committee renders a decision. Within a reasonable time after the conclusion of the hearing, but not later than five days after the hearing is concluded, the Village President shall file a written decision and findings of fact.

§ 150.09 APPROVED MATERIALS - MODIFICATIONS

- (A) *Construction Method.* All materials, equipment and devices approved for use by the provisions of this Chapter shall be constructed and installed only in accordance with such approval.
- (B) *Modifications.* When there are practical difficulties involved in carrying out structural or mechanical provisions of this Chapter or of an approved rule, the Village may vary or modify such provision upon application by the owner or the owner's representative, provided that the spirit and intent of this Chapter shall be observed and public welfare and safety be assured.
- (C) *Records.* The application for modification and the final decision of the Village shall be in writing and shall be officially recorded with the application for the permit in the permanent records of the Director of Fire and Building.

- (D) *Used Materials and Equipment.* Used materials, equipment and devices may be utilized provided they have been reconditioned, tested and placed in good and proper working condition and approved for use by the Village.
- (E) *Alternative Materials and Equipment.* The provisions of this Chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this Chapter, provided any such alternative has been approved. The Village may approve any such alternative provided the Village finds that the proposed design is satisfactory and complies with the intent of the provisions of this Chapter, and that the material, method or work offered is, for the purposes intended, at least the equivalent of that prescribed in this Chapter, in quality, strength, effectiveness, fire resistance, durability and safety.
- (F) *Research and Investigations.* The Village shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, the Village may approve its use subject to the requirements of this Chapter. The costs of all tests, reports and investigations required under these provisions shall be paid by the applicant.
- (G) *Research Reports.* The Village may accept as supporting data to assist in the determination duly authenticated research reports from approved sources for all materials or assemblies proposed for use which are not specifically provided for in this Chapter.

§ 150.010 DIRECTOR OF FIRE AND BUILDING - DUTIES AND POWERS

- (A) *Authority.* It shall be the duty of the Director of Fire and Building or his/her designee to administer and enforce the provisions of this Chapter and all other regulations relating to building and zoning and to inspect all buildings, structures, parts and appurtenances thereof regulated by this Chapter as frequently as may be necessary to insure compliance with the provisions of this Chapter. The Director of Fire and Building is authorized to issue determinations, interpretations and orders as necessary, and require plats, plans and other descriptive materials in connection with applications for permits as are necessary ensure compliance with this Chapter.

The Director of Fire and Building is authorized to delegate the power, duty

and authority to enforce the provisions of this Chapter to a Building Official, who may be either an employee of the Village or an outside consultant retained by the Village.

- (B) *General.* The Director of Fire and Building, or designee, shall enforce all the provisions of this Chapter and shall act on any questions relative to the mode or manner of construction and the materials to be used in the erection, addition, alteration, repair, removal, demolition, installation of service equipment and the location, use, occupancy and maintenance of all buildings and structures.
- (C) *Inspections.* The Director of Fire and Building shall perform all required inspections, or may accept reports of inspections by the Building Official or other approved agencies or individuals; all reports of such inspections shall be in writing and certified by a responsible officer of such approved agency or by the responsible individual. The Director of Fire and Building may engage such experts as may be necessary to analyze and make recommendations on unusual technical issues that arise during the course of construction. The cost of these experts shall be borne by the property owner/permit applicant.
- (D) *Credentials.* The Director of Fire and Building, Building Official and his/her authorized representatives shall carry proper credentials for their respective office when inspecting any buildings and premises and performing duties under this Chapter.
- (E) *Rulemaking Authority.* The Director of Fire and Building shall be authorized, in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations, to interpret and implement the provisions of this Chapter, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving working stresses or fire resistance requirements specifically provided in this Chapter, or violating accepted engineering practices impacting public safety.
- (F) *Records.* The Director of Fire and Building shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained as official records so long as the building or structure to which they relate remains in existence unless otherwise provided by other

regulations. Plans and specifications for single family houses and accessory structures may be destroyed after five (5) years. Those parts of plans for commercial, retail, industrial or multi-family buildings which may be useful for future periodic inspections shall be kept.

(G) *Supervision.* The Director of Fire & Building shall have the power to issue "stop work" orders on construction, installation, alteration or repair of buildings and structures, and parts and appurtenances thereof, regulated by this Chapter, when such work is being done in violation of any provision relating thereto, or in violation of the Zoning Code.

§ 150.011 BUILDING PERMITS

(A) *Permit Required.* No person shall begin the erection, construction, alteration or repair, demolition or movement of any building or begin the clearing or excavating of the site of any proposed building or structure; or construct or alter the size or style of any fence; or construct or maintain any driveway in or across any public walk, parkway or curb, without first having applied for and obtained a permit in writing to do so from the Village. All permits will be signed by the Director of Fire & Building. All residential permits shall be valid for a period of one (1) year from the date of issuance. All non-residential permits shall be valid for a period of eighteen (18) months from date of issuance. When applicable, all permits shall comply with the fire protection requirements of Chapter 91 of this code.

(B) *Work Exempt from permit.* Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this code or other ordinances of the Village of La Grange Park. Permits shall not be required for the following:

- (1) Painting or surface coating
- (2) Insulation of open areas or weather strip
- (3) Installation of storm doors or storm windows (residential only)
- (4) Installation of decorative landscaping or plantings
- (5) Installation of awnings or shades (residential only)
- (6) Replacement of plumbing fixtures with existing shutoffs, faucets, toilets, and shower heads
- (7) Replacement of electrical fixtures without any new wiring, lights, ceiling fans, switches, outlets or devices

- (8) Replacement of existing appliances in the same locations
- (9) Replacement of existing flooring, tile, carpeting, countertops or similar finishes
- (10) Masonry tuckpointing
- (11) Asphalt sealcoating (residential only)

(C) *Application Form.* An application for a permit shall be submitted in such form as approved by the Director of Fire and Building. Such application shall contain the full names and addresses of the applicant and of the property owner, and if the owner is a corporate body, trustee, or partnership, the full name(s) and address(s) of its officers and directors. In addition, said application shall be executed by the property owner or his/her/its duly authorized agent. The application shall describe the proposed work. Applicant shall also sign a Reimbursement of Fees Agreement, as outlined in Subsection 150.012 (A).

(D) *Plat of Survey Required.* Simultaneously with each permit application, the applicant shall submit to the Director of Fire & Building three (3) copies of a plat of survey of the lot by an Illinois Registered Land Surveyor or professional engineer, showing the lot dimensions, the locations and dimensions of all existing structures, and accessory uses (e.g., swimming pools, decks, patios, sheds, driveways, fencing).

(E) *Storm water Management Plans.* When a new structure, driveway, patio or other non- permeable improvement to land is proposed that will add more than two hundred- fifty (250) square feet of ground area coverage, a storm water management plan complying with Chapter 154 of this code shall be required. The storm water management plan shall include detailed plans and specifications for storm water management, soil erosion control, existing and final grading on the subject property. Such plans and specifications will be on a drawing or drawings separate from all other plans and specifications. Such plans and specifications shall be prepared and certified by a professional engineer, shall be made in conformance with the requirements of Chapter 154 for the approval of the Director of Fire and Building and/or Village Engineer. Among other details, the required storm water management plans shall include:

- (1) Drainage plans and soil erosion control during construction;
- (2) Storm water management within the property boundaries, and both existing topographical data and final grading of the subject property.

(F) *Site Plan*. Site plan shall be drawn to scale and include the location of all proposed and existing buildings and accessory structures, additions and alterations, accessory uses (e.g., swimming pools, decks, patio, sheds, driveways), trees over six-inch caliper on private property and within the public right-of-way immediately adjacent to the subject property, parking areas and drives, all utility locations, and any other information deemed necessary by the Director of Fire & Building or Village Engineer.

(G) *Construction Plan Required*. Three (3) sets of plans, drawings, specifications and calculations meeting the architectural, mechanical, structural and electrical requirements of this Chapter shall be presented to the Director of Fire & Building for review before a permit will be granted. All plans shall include the seal of an architect or structural engineer licensed in the State of Illinois.

If approved by the Director of Fire and Building, detached accessory structures, 1 story decks, interior non-structural remodeling of an existing structure and other minor repairs may not require a licensed architect or structural engineer seal.

(H) *Proof of Compliance*. Permits shall not be issued until satisfactory proof has been submitted that an adequate and approved water supply and sewage facilities are available; that surface and roof drainage will not damage adjoining properties; that, to maintain the public safety because of the activity on and adjacent to the property, public pedestrian walks and curbs are provided and that access for police and fire equipment is provided on a satisfactory all-weather roadway.

(I) *Construction Plans*. In all construction work for which a permit is required, the approved permit and stamped drawings and plans shall be kept on file at the construction site while the work is in progress. The permit placard shall be posted on the site at all times; failure to do so may subject applicant to penalties under Subsection 150.016.

(J) *Alteration of Plans*. It shall be unlawful to erase, alter or modify any lines, figures or coloring contained upon drawings or plans bearing the approval stamp of the Director of Fire & Building or filed with him for reference. If during the progress of the execution of permitted work, applicant wishes to deviate from the terms of the application, plans, specifications or drawings, applicant shall notify the Director of Fire & Building and submit an amended plan showing such alteration or deviation; such alteration or

deviation must be approved in writing by the Director of Fire and Building or his designee before any alterations are made. Plan alterations shall include the seal of an architect or structural engineer complying with Subsection 150.011 (G) when required by the Director of Fire and Building.

(K) *Demolition of Buildings or Signs.*

- (1) Before a building or sign may be demolished, the owner or applicant shall comply with Subsection 150.014, and shall notify all utilities having service connections within the structure such as water, electric, gas, sewer, etc. A permit to demolish a building or sign shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.
- (2) The demolition plan shall show all buildings or signs to be demolished and the buildings or signs on the same lot that are to remain. After the demolition, the premises will be placed in a satisfactory condition, free from all unsafe or hazardous conditions.

(L) *Action on Application.* Examination of permit applications and plans will be made within a reasonable time after a complete application is filed. If, after examination, the Director of Fire & Building finds that the proposed work will comply with the laws and ordinances applicable thereto and has no objections to the work, he shall approve the application and issue a permit for the proposed work. If his examination reveals otherwise, he shall reject such application and notify the applicant.

(M) *Revocation of Permit.* The Director of Fire & Building may revoke a permit previously issued if there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

(N) *Approval of Permit in Part.* Nothing in this Chapter shall be construed to prevent the Director of Fire & Building from issuing a permit for the construction of part of a building or structure before the entire plans and detailed specifications of said building or structure have been submitted or approved, provided adequate information and detailed statements have been submitted and have been found to comply with this Chapter.

(O) *Permit for Moving Building or Structure.* Before a building or structure may be moved, the owner or agent shall notify all utilities having service connections within the building or structure such as water, electric, gas, sewer and any other connections. A permit for moving a building or structure shall not be issued until a release is obtained from the utilities concerned stating that their respective connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

(P) *Payment of Fees.* A permit shall not be issued until all required fees have been paid.

(Q) *Compliance with Chapter.* The permit shall be a license to proceed with the work and shall not be construed as authority to violate any of the provisions of this Chapter, except as stipulated by such modifications or variation as specifically approved by the Director of Fire and Building.

(R) *Compliance with Permit.* All work shall conform to the approved application and plans for which the permit has been issued and any approved amendments thereto.

(S) *Compliance with Plan & Submittal of Spot Survey.* All new work shall be located strictly in locations shown on the approved plan. One copy of a Spotted Survey, prepared by a registered land surveyor of the State of Illinois, will be required within fourteen (14) days after a new primary structure is placed on the lot. Said Spotted Survey shall at a minimum include the following information:

- (1) Exact location and measurements of foundation.
- (2) Front, rear and side yard measurements.
- (3) True U.S.G.S. elevation of top of foundation wall and existing grade of curb, sidewalk, or existing grade of street or roadway.

No construction will be permitted past the decking over the foundation except for water, sewage and related items unless such platted survey has been filed with and approved by the Director of Fire and Building. This requirement may be waived for additions to single family residential buildings having a floor area of less than five (500) hundred square feet and accessory structures.

(T) *Expiration and Extension of Building Permit.* If the work described in any

permit issued pursuant to this Chapter does not commence within six (6) months after the date of permit issuance, such permit may be revoked by the Director of Fire and Building. Where, under authority of a permit, work has begun but has ceased for a continuous or cumulative period of six (6) months, all rights under such permit shall be terminated and work can be continued only after application for and issuance of a new permit. Where, under authority of a permit, work has not been completed and an occupancy permit for said work issued within twelve (12) months after the issuance of such permit, all rights under such permit shall thereupon terminate and work can be continued only after application for and issuance of a new permit. The fee for said new permit shall be equivalent to the fee applicable to the original building permit obtained. Extensions of issued building permits for up to six (6) months may be granted by the Director of Fire and Building upon written request and payment of the required fee in accordance with Subsection 150.012.

§ 150.012 PERMIT FEES - DEPOSITS - BONDS

The permit fees and charges applicable to all development, building or construction within the Village shall be those fees and charges as set forth herein.

One & Two Family Residential Structures	
New Structure	1.75% of construction costs*
Addition	1.75% of construction costs*
Interior Remodel	1.75% of construction costs*
Garage	1.75% of construction costs*
Temporary/ Conditional Occupancy	\$100.00 and cash bond of \$2,500
Permit Extension	1.75% of remaining construction cost*

**Plus all applicable deposit, bond, tap and meter fee requirements*

Miscellaneous Residential Permit Fees	
Above Ground Swimming Pool/Hot Tub	\$200.00
In-Ground Swimming Pool	1.5% construction cost + \$150.00 plan review
Driveway	\$125.00
Walkway or Patio	\$75.00
Fence	\$100.00
Generator	\$150.00 per unit
HVAC or Boiler Replacement	\$75.00 per unit
HVAC System - New	1.5% of construction cost - min. \$75.00
Lawn Sprinkler/Irrigation System	\$75.00
Roof - New	\$125.00
Roof Repair	\$75.00
Accessory Structures, <i>Including but not limited to: deck, gazebo, pergola, shed; not listed separately</i>	\$175.00 per structure
Repairs, Alterations, <i>Including but not limited to: windows, siding, drain tile, plumbing, electric; not listed separately</i>	1.5% of construction cost - min. \$75.00

All Structures (Excluding One & Two Family Residential)	
New Structure/Remodel/Addition Under \$1,000,000 in construction costs	1.5% of construction cost + other fees**
\$1,000,000 - \$5,000,000 in construction cost	1.0% of construction cost added to above
Over \$5,000,000 in construction cost	0.5% of construction cost added to above

Plumbing - New/Repairs/Alterations	\$100.00 up to 5 fixtures + \$10.00 each additional fixture
Electric - New/Repairs/Alterations	1.5% of construction cost - min. \$100.00 + \$10.00 per circuit
HVAC or Boiler - New/Repairs/Replacement	1.5% of construction cost - min. \$100.00 + \$25.00 per unit
Parking Lot - New/Resurface	1.5% of construction cost - min. \$75.00
Repairs, Alterations, <i>Including but not limited to: windows, siding, drain tile, plumbing, electric; not listed separately</i>	1.5% of construction cost - min. \$75.00
Permit Extension	1.5% of remaining construction cost**
Occupancy - Final Multi-Family	\$50.00 per dwelling unit
Occupancy - Final Other	\$100.00
Occupancy - Temporary/Conditional	\$100.00 and \$5,000 cash bond

***Plus all applicable plumbing, electric, HVAC, tap, occupancy, deposit and bond fees and requirements.*

Demolition	
One & Two Family Structures	\$500.00***
Multi-Family	1.5% of demolition cost - min. \$500.00***
Non-Residential	1.5% of demolition cost - min. \$500.00***
Residential Garage/Accessory Structure	\$50.00

****Plus \$2,500.00 required Site Management Bond*

Tap & Water Fees	
Water Tap	\$750.00
Sewer Tap	\$750.00
Water Use During Construction	\$300.00
Meter & Connection Fee	\$500.00

Signs	
Illuminated	\$125.00 each
Non-Illuminated	\$75.00 each
Face Change	\$75.00 each

Contractor License	
General	\$75 annually
All Other Contractors	\$50 annually

Elevators	
New Elevator	\$250.00 + \$125.00 for each failed inspection
Safety Testing Inspection	\$125.00 each
Semi-Annual Inspection	\$60.00 each

In-House Review Fees	
In-House Review Fees (if applicable)	\$100.00 initial hour + \$50.00 each additional hour/resubmittal

(A) *Reimbursement of Fees Agreement.* Upon filing a permit application with the Village, the applicant shall be required to execute a Reimbursement of Fees Agreement in a form approved by the Village Attorney, requiring the reimbursement of all out-of-pocket costs and any in-house review fees incurred by the Village in relation to the application. The applicant shall also be required to provide a deposit, in accordance with the following schedule:

One & Two Family Structures	
New Construction	\$2,500.00
Addition	\$1,000.00
Interior Remodel	\$250.00
Garage	\$500.00
All Other Structures	
New Construction/Addition	\$5,000.00
Alterations/Remodel	\$500.00

If the deposit is not sufficient to cover the out-of-pocket costs and in-house review fees incurred, the applicant will be required to pay any outstanding amounts prior to issuance of an occupancy permit. Upon final payment of all costs incurred by the Village, the Village shall refund the remaining balance of the deposit to the applicant.

(B) *Right of Way Bonds*

(1) *Bond Requirement. Timing of Payment Amount.* Prior to the issuance of a building permit for each lot where street or sidewalk improvements are being installed, a cash bond shall be deposited with the Village to indemnify the Village against damage to the streets, curbs, and sidewalks and parkways, and to insure the proper installation, repair and/or complete restoration of streets, curbs, sidewalks and/or parkways in accordance with the instructions of the Director of Fire and Building. The Village shall be under no obligation to pay interest on this money. It shall be the responsibility of the general contractor to notify the Village of any streets, curbs sidewalks or parkways that were damaged prior to the start of construction on a lot. The cash bond shall be submitted in accordance with the following schedule:

Sidewalk/Parkway Opening	\$500.00
V Street Opening	\$1,000.00
Full Street Opening	\$1,500.00

- (2) *Bond Refund.* Upon the final completion of all the work under the permit, so much of such deposit as necessary to reimburse the Village for the repair and/or restoration of the damaged streets, curbs, sidewalks or parkways shall be retained by the Village and the remainder shall be returned to the depositor; provided, however, that nothing herein contained shall preclude the Village from maintaining an action against any person or persons to recover for damage done to any street, sidewalk or parkway.

(C) *Site Management Bond.*

- (1) *Bond Requirement. Timing of Payment. Amount.* If a permit is to be issued for the demolition of a dwelling the applicant shall post with the Village, at the time of issuance of such permit, a Site Management Bond in the amount of \$2,500 cash. Such bond shall be in addition to all other application and processing fees, costs, escrows, and bonds.
- (2) *Right to Draw on Bond.* The Village shall have the right at all times, at its option, to draw on the Site Management Bond for the costs (including without limitation legal fees and administrative expenses), incurred or to be incurred by the Village in exercising any of its rights in the event (a) the applicant undertakes any work in violation of any provision of the Building Codes and Regulations, or of any permit issued or plan approved, or (b) the applicant fails or refused to complete any work authorized by any permit issued under the Building Codes and Regulations in accordance with all plans approved in connection with said permit. The Village's determination of such costs shall be based either on costs actually incurred by the Village or on the Village's reasonable estimates of costs to be incurred.
- (3) *Replenishment of Bond.* If the Village draws on the Site Management Bond, then the applicant shall replenish the bond to the full amount required by this ordinance immediately after written demand therefore is made to the applicant by the Village. Applicant's failure to replenish the bond shall result in cancellation of the related permit, which permit shall not be therefore reissued except after the filing of a new application, payment of the permit fee(s), and establishment of a new Site Management Bond.
- (4) *Return of Unused Bond.* The Village shall return all unused portions

of the Site Management Bond to the applicant, without interest, as follows:

- (i) If the permit authorizes only demolition work, and no construction work is scheduled to take place within 30 days after the completion of demolition, then the Village shall return the bond within 30 days after the final inspection of the restoration of the subject property and approval of the work by the Director of Fire and Building.
- (ii) If the permit authorizes any construction work in addition to demolition work, then the Village shall return the money within 30 days after issuance of a final certificate of occupancy for such new structure.

(D) *Fee Payment.* In the absence of provisions to the contrary, all permit fees shall be paid in advance at the time of building permit application.

(E) *Re-inspection Fee.* Permit fees shall include all required building, electrical, plumbing, and mechanical inspections required for project completion. For each failed inspection, a re-inspection fee of \$75.00 will be assessed. Said fee must be paid prior to performance of the re-inspection.

(F) *Posted Notice of Rules and Regulations.* The applicant shall post on the subject property in a prominent place a sign containing notice of the rules and regulations applicable to construction of a new principal structure in advance of the commencement of work. Such sign shall be maintained on the subject property until all work on the subject property has been completed and approved or until removal is approved by the Director of Fire and Building. The sign shall be supplied by the Village and provided upon permit issuance. A fee of \$50.00 will be assessed per sign.

(G) *Work Without Permit.* When work requiring a permit has been started prior to issuance of such permit, the permit fee shall be double the amount of the standard permit fee for such work. The accompanying fine shall not exceed \$750.00. A stop work order may also be issued subject to the requirements of Subsection 150.016.

§ 150.013 CONSTRUCTION STANDARDS AND CONDITIONS - NEW PRINCIPAL STRUCTURES, ADDITIONS AND REMODELS

(A) *Dust and Airborne Particulate Control Provisions.* The application shall include a description of plans for controlling dust and other airborne particles from the subject property, including without limitation a source of

water and spraying equipment and any other measures which shall be taken to control airborne particles.

(B) *Fencing*. If the permit authorizes construction of a new principal structure then the applicant shall comply with Subsection 150.014 (D). Construction projects with open excavations, trenches, exterior material storage, unsecured structures or other hazards shall be protected with a safety fence or other measure approved by the Director of Fire and Building.

(C) *New Water & Sewer Service Lines*. A new water and sewer service connection shall be provided for new construction of a principal structure. Such new connections shall also be made to homes being rebuilt following demolition of an existing structure. Abandoned service connections shall be disconnected at the main and are subject to approval by the Director of Public Works. An existing sewer service connection may be lined when approved by the Director of Public Works.

(D) *Site Management Standards*. The following site management standards shall apply to all work:

(1) *Accessibility, Parking and Loading Standards*. No pavement or sidewalk within a public right-of-way shall be unavailable for public use at any time except during the time when such pavement or sidewalk is being removed and replaced. No such pavement or sidewalk that is removed and replaced shall be out of service for more than three days. No parking, loading, or storage of demolition debris, spoils or construction materials shall be permitted within any right-of-way, on any public property, or within 10 feet of any right-of-way of adjacent public or private property unless specifically approved by the village. The village may forbid parking in any particular location on a public right-of-way if the village determines that such parking has an adverse impact on neighboring property or on traffic control.

(2) *Particulate Control*. Airborne particles shall be controlled at the subject property at all times during work by means of water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Such spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including without limitation dust,

from the subject property.

- (3) *Gravel Mat.* When determined by the village engineer to be appropriate and practical, the applicant shall cause a gravel mat to be installed on the subject property of size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The gravel mat shall be located so as not to interfere with any use by the public or public right-of-ways and not to cause any nuisance or inconvenience to adjacent public or private property.
- (4) *Sanitation Facilities.* Any portable toilet on the subject property shall be located and oriented as required by the Director of Fire and Building. One such portable toilet shall be provided at every site of construction of a new principal structure, not later than immediately after completion of excavation of the foundation of the new structure. The proposed location of any portable toilet shall be depicted on plans submitted at the time of application for the review and approval of the Director of Fire and Building.
- (5) *Litter Control and Clean Up.* Litter and debris at the subject property shall be controlled at all times. The applicant shall designate a person who will regularly be present at the subject property as having responsibility to assure that no litter or debris migrates onto adjacent properties or public ways, and that all construction debris is contained in a waste receptacle of an appropriate size, and is hauled away from the subject property as needed so as to not constitute a nuisance.
- (6) *Street and Sidewalk Cleaning.* The applicant shall cause all dirt, mud, gravel, and other debris from the subject property or related to any work conducted on the subject property to be cleaned regularly every day from all sidewalks and streets adjoining and in the area of the subject property, and subject to penalties in accordance with Subsection 150.013 (G) 1.
- (7) *No Trespass.* No permit issued pursuant to this Subsection shall authorize or shall be construed to authorize any entry onto property adjoining the subject property or any work for which entry onto property adjoining the subject property is or may be necessary, unless a proper right of entry has been secured from the owner of

such adjacent property.

(8) *Storm water Management.* Storm water shall be managed during all phases of new construction in accordance with the requirements of Subsection 150.011(D) and Chapter 154 of this code.

(E) *Damage to Property.* No person engaged in any work pursuant to a permit issued shall injure, damage, or destroy, or cause or allow to be injured, damaged, or destroyed, any property whether public or private, not owned by such person. In the event of any injury, damage, or destruction in violation of this provision, it shall be the duty of the person committing, inflicting, causing or allowing such injury, damage, or destruction to promptly repair and restore the injured, damaged, or destroyed property and to pay all of the costs and expenses of such repair and restoration. For purposes of this provision, a person shall be deemed to have caused or allowed injury, damage, or destruction or whenever any work being done by the person, or any contractor, subcontractor, agent, or employee of that person, shall have resulted in such injury, damage, or destruction.

(F) *Commencement of Construction or Site Restoration.* Either construction of an approved new structure shall have commenced, or the subject property shall have been fully restored in conformance with Subsection 150.14 (J).

(G) *Special Permit Fees.*

(1) *Additional Fee for Street Cleaning.* If the applicant shall fail to clean all sidewalks and streets adjoining and in the area of the subject property, then the applicant shall pay a special street cleaning fee of \$300 for each violation.

§ 150.014 CONSTRUCTION STANDARDS AND CONDITIONS - DEMOLITION PERMITS

(A) *Required Plans and Specification.* Every application for a permit shall be accompanied by the following:

(1) *Building Plans and Specifications.* If the application includes demolition of a principal structure, then the application will include building plans and specifications prepared in compliance with the provisions for any structure to be built on the subject property.

If commencement of construction of such structure is not planned to occur within sixty (60) days after completion of demolition, then the application also shall include a detailed site restoration plan in conformance with Subsection 150.014 (J).

(2) *Storm water Management Plans.* The application shall include detailed plans and specifications, in conformance with Subsection 150.011 (D) for storm water management, soil erosion control, and grading on the subject property. Among other details, the required storm water management shall include:

- (i) Drainage plans and soil erosion control during demolition; and
- (ii) Storm water management and soil erosion control during any period of time between completion of demolition and commencement of construction; and
- (iii) Storm water management commencing with preparation for foundation pouring and continuing during the entire new construction process until final grading of the subject property.

(B) *Accessibility, Parking and Loading Plans.* The application shall include separate plans and specifications showing the location of all work affecting, and all parking and loading activities planned to take place on, public streets, sidewalks, and other rights- of-way. Such plans and specifications shall include, among other things, the location of pavement and sidewalk that may be affected by the proposed work; the impacts on such pavement and sidewalk; the proposed location(s) for all parking of contractor and worker vehicles; the proposed location of any loading and unloading activities (including cement) that will occur within any right-of-way; the proposed location of the gravel mat; proposed fencing or other protective measures; and temporary pavement or other temporary accessibility measures.

(1) *Materials and Spoils Storage Plans.* The application shall include plans depicting the proposed location for storage of materials and spoil on the subject property.

(2) *Dust and Airborne Particulate Control Provisions.* The application shall include provisions for controlling dust and other airborne particles from the subject property, including without limitation a source of water and spraying equipment and any other measures to be taken to control airborne particles.

(C) *Other Application Requirements.* Every application for a demolition permit shall include all of the following elements:

(1) *Cook County Approval.* If the application includes demolition of a principal structure and if the Cook County Department of Environment and Sustainability has promulgated regulations applicable to such demolition, then the application shall include a permit or letter of approval of the proposed work by Cook County.

(2) *Certificate of Insurance.* The application shall comply with Subsection 150.08, and include a certificate of insurance establishing that the applicant, or owner of the subject property if different from the applicant, has insurance coverage in an amount of at least \$1,000,000 per occurrence for all damage to property adjoining the subject property resulting from the proposed work on the subject property by the applicant, the owner, or any employee, agent, contractor, or subcontractor of the applicant or the owner.

(D) *Fencing.* If the permit authorizes demolition then the applicant shall cause a 6' chain link safety fence to be installed around the perimeter of the subject property, in a location and manner approved by the Director of Fire and Building. The fencing shall have a lockable access gate and be secured at all times in which the subject property is not occupied with construction personnel. The perimeter of all excavations, material storage or property boundaries is required to be enclosed and protected by a silt fence, and is subject to erosion control requirements complying with Chapter 154 of this code. The fencing shall be installed after permit submission, and not more than fourteen days (14) before commencement of any work. In addition to such perimeter fencing, the applicant shall cause safety fencing a minimum of 4' tall to be installed around every tree in the parkway abutting the subject property. Such tree fencing shall be located, so far as feasible, at the drip line of the tree, whether on public or private property, and is subject to the approval of the Director of Fire and Building and/or the Director of Public Works.

(E) *Site Management Standards.* The following site management standards shall apply to all work:

(1) *Accessibility, Parking and Loading Standards.* No pavement or sidewalk within any public right-of-way shall be unavailable for public use at any time except during the time when such pavement

or sidewalk is being removed and replaced. No such pavement or sidewalk that is removed and replaced shall be out of service for more than three days. No parking, loading, or storage of demolition debris, spoils or construction materials shall be permitted within any right-of-way, on any public property, or within 10 feet of any right-of-way of adjacent public or private property unless specifically approved by the village. The village may forbid parking in any particular location on a public right-of-way if the village determines that such parking has an adverse impact on neighboring property or on traffic control.

- (2) *Particulate Control.* Airborne particles shall be controlled at the subject property at all times during work by means of water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Such spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including without limitation dust, from the subject property.
- (3) *Gravel Mat.* When determined by the village engineer to be appropriate and practical, the applicant shall cause a gravel mat to be installed on the subject property of size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The gravel mat shall be located so as not to interfere with any use by the public or public right-of-ways and not to cause any nuisance or inconvenience to adjacent public or private property.
- (4) *Sanitation Facilities.* Any portable toilet on the subject property shall be located and oriented as required by the Director of Fire and Building. One such portable toilet shall be provided at every site of construction of a new principal structure, not later than immediately after completion of excavation of the foundation of the new structure. The proposed location of any portable toilet shall be depicted on plans submitted at the time of application for the review and approval of the Director of Fire and Building.
- (5) *Litter Control and Clean Up.* Litter and debris at the subject property shall be controlled at all times. The applicant shall designate a person regularly present at the subject property as

having responsibility to assure that no litter or debris migrates onto adjacent properties or public ways and that all construction debris is contained in a waste receptacle of an appropriate size, and is hauled away from the subject property as needed so as to not constitute a nuisance.

(6) *Street and Sidewalk Cleaning.* The applicant shall cause all dirt, mud, gravel, and other debris from the subject property or related to any work conducted on the subject property to be cleaned regularly every day from all sidewalks and streets adjoining and in the area of the subject property, subject to penalties in Subsection 150.13 (G) 1.

(7) *No Trespass.* No permit issued pursuant to this Subsection shall authorize or shall be construed to authorize any entry onto property adjoining the subject property or any work for which entry onto property adjoining the subject property is or may be necessary, unless a proper right of entry has been secured from the owner of such adjacent property.

(8) *Storm water Management.* Storm water shall be managed during all phases of demolition and new construction in accordance with the requirements of this Code.

(F) *Site Management Bond.* Prior to the issuance of a demolition permit, the applicant shall be required to submit a site management bond in accordance with Subsection 150.012 (C).

(G) *Damage to Property.* No person engaged in any work pursuant to a permit shall injure, damage, or destroy, or cause or allow to be injured, damaged, or destroyed, any property whether public or private, not owned by such person. In the event of any injury, damage, or destruction in violation of this provision, it shall be the duty of the person committing, inflicting, causing or allowing such injury, damage, or destruction to promptly repair and restore the injured, damaged, or destroyed property and to pay all of the costs and expenses of such repair and restoration. For purposes of this provision, a person shall be deemed to have caused or allowed injury, damage, or destruction or whenever any work being done by the person, or any contractor, subcontractor, agent, or employee of that person, shall have resulted in such injury, damage, or destruction.

- (H) *Notices.* For the sole purpose of advising adjacent residents that a demolition authorized pursuant to this Code will be occurring, notices to adjacent owners shall be required of all applicants for a permit authorizing demolition of a principle structure at the time of application and, if a permit is issued, prior to commencement of demolition. Notice shall be given to all owners of property within one hundred (100) feet of any part of the subject property. Such notice shall, with written certification given to the village that such notice has been given properly, be given by first class mail or by personal delivery. Such notice shall include the contractor and subject property owner's contact information and approximate date such work shall commence.
- (I) *Posted Notice of Rules and Regulations.* The applicant shall post on the subject property in a prominent place a sign containing notice of the rules and regulations applicable to demolition and construction work in advance of the commencement of demolition. Such sign shall be maintained on the subject property until all work on the subject property has been completed and approved or until removal is approved by the Director of Fire and Building. The sign shall be supplied by the Village and provided upon permit issuance, a fee shall be assessed per sign of \$50.00.
- (J) *Commencement of Construction or Site Restoration.* Either construction of an approved new structure shall have commenced, or the subject property shall have been fully restored in conformance with the approved site restoration plan, if any, or with such other plan as may be approved by the village, within sixty (60) days after completion of demolition. All utilities and service connections shall be disconnected at the source and approved by the Director of Public Works, and all disturbed right of way shall be fully restored. The completion of site restoration shall be extended by one day for every business day that weather conditions prohibit restoration work on the subject property, as determined by the Director of Fire and Building.

§ 150.015 INSPECTIONS

- (A) *Preliminary Inspection.* Before issuing a permit, the Director of Fire & Building or his/her designee shall examine all buildings, structures and sites for which a permit application has been filed to construct, enlarge, alter, repair, remove, or demolish.

(B) *Required Inspections.*

(1) Inspections required under the provisions of this Chapter shall be made by the Director of Fire & Building or his/her designee. If an inspection has been scheduled and the Director, after arrival on the inspection site, determines that the work is not ready or has not progressed to a point where an inspection can be made properly or access is not possible to perform the inspection, the Director shall require a re-inspection and assess a re-inspection fee. No further inspections shall be made until such time as the re-inspection fee has been paid.

(2) Owner or contractor is required to call the Building Department at least twenty-four (24) hours in advance, for the following inspections:

- (i) Principal Structure Demolition
- (ii) Footing Excavation
- (iii) Footing Pre-pour
- (iv) Foundation Wall Pre-Pour
- (v) Backfill
- (vi) Underground Plumbing
- (vii) Slab Pre-Pour / Concrete Pre-Pour
- (viii) Electric Service
- (ix) Rough Electric & Rough Plumbing & Rough Mechanical
- (x) Rough Frame
- (xi) Fire stopping
- (xii) Insulation
- (xiii) Building, Electrical, Plumbing & Mechanical Finals
- (xiv) Site Grading, Storm Structures and Engineering

(3) *Obstruction of Inspection.* No work shall be done which will cover or obstruct from view construction work scheduled for inspection and not yet approved by the Director of Fire & Building or his/her designee.

(C) *Inspection Reports.* All inspection reports shall be in writing and shall be certified by the approved inspection agency, or its authorized agent when expert inspection services are accepted. An identifying label or stamp permanently affixed to the product indicating that factory inspection has been made shall be accepted in lieu of the aforesaid written inspection

report if the intent or meaning of such identifying label or stamp is properly substantiated.

- (D) *Final Inspection.* Upon completion of the building or structure, and before issuance of the certificate of use and occupancy, a final inspection shall be made. All violations of the approved plans and permit shall be noted and the holder of the permit notified of the discrepancies.
- (E) *Right of Entry.* In the discharge of duties, the Director of Fire & Building, Building Official or his designee shall have the authority to enter at any reasonable hour any building, structure or premises in the jurisdiction to enforce the provisions of this Chapter.

§ 150.016 STOP WORK ORDERS

- (A) *Authority.* The Director of Fire and Building shall have the power to order all work stopped on construction, installation, alteration or repair of buildings and structures, and parts and appurtenances thereof, regulated by this Chapter, when such work is being done in violation of any provision relating thereto, or in violation of the zoning provisions of this Code, or in an unsafe and dangerous manner. Work shall not be resumed after the issuance of a stop work order except on the written permission of the Director; provided, that if the stop work order is an oral one, it shall be followed by a written stop order within twenty-four (24) hours. Such written stop work order may also be served by any police officer.
- (B) *Unlawful Continuance.* Any person who continues any work in violation of a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less seventy five dollars (\$75) or more than seven hundred fifty dollars (\$750) per occurrence, per day.

§ 150.017 CERTIFICATES OF OCCUPANCY

- (A) *Occupancy Permits.* No structures or additions thereto constructed, moved, remodeled or reconstructed after the effective date of this Chapter shall be occupied and used for any purpose, and no land vacant on the effective date of this Chapter shall be used for any other use, unless an occupancy permit shall first have been obtained from the Village certifying that the proposed use or occupancy complies with all provisions of this Chapter.

(1) *Application for Occupancy Permit.* Every application for a building permit shall be deemed an application for an occupancy permit. Every application for an occupancy permit for a new or changed use of land or structure where no building permit is required shall be filed with the Director of Fire & Building and be in such a form and contain such information as the Director of Fire & Building shall provide by general rule.

(2) *Application for Occupancy Permits for Commercial/Industrial Uses.* All applications for an occupancy permit for any use to be located in a commercial/industrial district, whether or not a building permit is required, shall be accompanied by sufficient information to enable the Director of Fire & Building to inspect the premises prior to occupancy and determine that all the applicable performance standards of the Village can and will be complied with at all times.

(3) *Issuance of Occupancy Permit.* No occupancy permit for a structure or addition thereto constructed, moved, remodeled or reconstructed after the effective date of this Chapter shall be issued until such work has been completed, including off-street parking and loading spaces, and the premises have been inspected by the Director of Fire & Building and determined to be in full and complete compliance with the plans and specifications upon which the issuance of the building permit was based. No occupancy permit for a new use of any structure or land shall be issued until the premises have been inspected by the Director of Fire & Building and determined to be in full and complete compliance with all the applicable regulations for the zoning district in which it is located. The Director of Fire & Building shall be free to note any deficiency in the plans, specifications, or construction of improvements for which building permits are required hereunder, irrespective of whether plans and/or specifications have been approved and regardless of whether building or occupancy permits have been issued. All occupancy permits shall be executed by the Director of Fire and Building.

(B) *Yielding of Occupancy by Contractor.* A contractor shall not yield occupancy of a building to the owner or tenant, nor shall the building owner yield occupancy to a tenant until a certificate of occupancy for the building has been issued and posted.

(C) *Re-inspection.* If a building or any part thereof fails any aspect of a final inspection, the contractor shall correct violations of this Chapter or other ordinances and then notify the Village that the building is ready for re-inspection. When the Village finds that the building is substantially completed after one (1) or more re-inspections, it shall issue a certificate of occupancy.

(D) *Supplemental Requirements.* Notwithstanding any provision in this Chapter to the contrary, the following items shall be required prior to the issuance of a final occupancy certificate:

- (1) All fees and charges due and payable to the Village shall be paid.
- (2) The water meter and raceway (conduit) for the remote water meter reader shall be installed and in service.
- (3) The buffalo box (water shut off) shall be adjusted to grade, accessible and operable.
- (4) Driveway and flatwork shall be completed.
- (5) Any replacement or repair to damaged Village right of way shall be completed.
- (6) All yards and parkway areas shall be sodded or seeded.
- (7) All other required landscaping shall be installed.
- (8) Address numbers shall be affixed to the building.
- (9) Final grading and "as built" survey submitted to and approved by Village Engineer.
- (10) Final approval of Fire Department for applicable fire protection requirements.
- (11) All required documentation from testing or certification agencies for equipment.

(E) *Temporary Occupancy Permit.* When in the opinion of the Director of Fire and Building a structure is substantially complete and meets the minimum life safety and health and sanitation codes but exterior work on the structure and final grading, landscaping or public improvements have not been completed due to weather, the Director may issue a temporary certificate of occupancy; provided that the builder or owner posts a cash bond in accordance with Subsection 150.012; and further provided that the temporary certificate of occupancy shall expire no later than six (6) months from the date of issuance. A temporary occupancy certificate shall contain such conditions as the Director of Fire and Building deems appropriate. In the event that any construction or building as to which a temporary occupancy permit has been issued has not been fully

completed so as to comply with all applicable Village ordinances at the end of six (6) months, or at the end of any extension period granted by the Director, the Director of Fire & Building may require said premises to be vacated and to remain vacated until the premises fully comply with all applicable ordinances of the Village.

§ 150.018 HOURS FOR CONSTRUCTION WORK

It shall be unlawful to engage in or conduct any activity in the construction of any building or structure, or the laying of any pavement, including but not limited to the making of an excavation, clearing of surface lane, and loading or unloading material, equipment or supplies, anywhere in the Village except between the hours of seven o'clock (7:00) a.m. and seven o'clock (7:00) p.m. on weekdays, and between the hours of eight o'clock (8:00) a.m. and five thirty o'clock (5:30) p.m. on weekends and the following nationally recognized holidays: New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving Day and December 25.

§ 150.019 SWIMMING POOLS

- (A) *Building Permit Required.* No person shall construct, alter, remove or demolish or commence to construct, alter, remove or demolish a swimming pool without first obtaining a building permit therefor, issued and signed by the Director of Fire and Building. Every swimming pool in this village shall comply with the requirements of the Municipal Code.
- (B) *Inspection.* It shall be the duty of the Director of Fire and Building to inspect the construction, installation, alteration and repair of every swimming pool, fence or other enclosing structure and to periodically inspect all swimming pools to ensure compliance with the provisions of this division. If an inspection discloses that construction, installation, alteration or the condition of any pool is in violation of the provisions of this division, the Director of Fire and Building shall direct that the pool be closed until such violation is corrected.
- (C) *Location.* Every swimming pool in this village shall meet the location requirements of the La Grange Park Zoning Code.
- (D) *Electrical Equipment.* All electric wiring and equipment used in conjunction with swimming pools shall conform to the electrical regulations of the village and applicable provisions of the *National Electric Code* and the

International Residential Code.

- (E) *Electrical wires and conductors.* No overhead or underground electric service wires or conductors shall cross any part of the pool area or be located within ten feet of any side of the pool.
- (F) *Safety Precautions.* Every swimming pool shall be completely protected by an enclosure complying with the requirements of the *International Property Maintenance Code Subsection 303.2*. Swimming pools with a wall height of 48" or more above grade shall be considered as having complied with the fence requirement of this Subsection. Every swimming pool utilizing the pool wall as a barrier shall be equipped with a safety ladder which can be secured, locked or removed to prevent access. A stone wall, dwelling house or accessory building or other substantial structure may form a part of the swimming pool barrier or may be used in place of the fence, gate and latch described herein if approved by the Director of Fire and Building.
- (G) *Responsibility.* This chapter shall not be construed to relieve, eliminate or lessen the liability of any party owning, operating, controlling, installing or constructing any swimming pool, appurtenances, equipment or material for damage to person or property arising in connection with a swimming pool. Neither the village nor its officers, employees or trustees shall be deemed to have assumed any such liability by enforcing the regulations of this chapter, or conducting inspections authorized herein or issuing a certificate of use in accordance with the provisions of this chapter.

§ 150.020 ELEVATORS

- (A) *Semi-Annual Permit Required.* No person shall install, alter or operate any freight, hand, hydraulic, passenger, power or sidewalk elevator unless the elevator has been inspected by the Director of Fire and Building, or his or her designee, and a permit has been issued. Each elevator permit shall be posted in a conspicuous place within the elevator so that it is available for inspection and review. The inspection and permit fee for existing elevators shall be \$55 for each first inspection and re-inspection of those that do not initially pass. The inspection and permit fee for new elevators shall be \$125 for each first inspection and re-inspection of elevators which require re-inspection due to failure to meet all requirements during a prior inspection. The special safety testing inspection fee shall be \$125 for testing due to repair work or code requirements. The fee for new elevator

plan reviews shall be \$125. All elevators must be inspected semi-annually.

(B) *Inspection Procedure.*

(1) *Existing elevators.* Each owner or managing agent of a building in which an elevator is located shall, within 30 days of the effective date of this subchapter, notify the Director of Fire and Building of the existence and location of the elevator, deliver all existing plans and specifications for the elevator, pay the inspection/permit fee and arrange for the inspection of the elevator. The Director of Fire and Building shall cause the elevator to be inspected and, if it appears that the elevator complies with the standards set forth above, shall issue a permit. If it appears that the elevator does not conform to the standards set forth above, the Director of Fire and Building shall issue a notice specifying the areas of noncompliance and proposed repairs or modifications. Subsequent inspections may be scheduled pursuant to the procedure set forth above, including the payment of re-inspection/permit fee. Subsequent inspections shall occur on a semi-annual basis.

(2) *New elevators.* In order for an elevator permit to be issued for an elevator constructed after the effective date of this subchapter, plans and specifications for the elevator must be delivered to and approved by the Director of Fire and Building and the inspection/permit fee applicable to new elevators must be paid prior to the commencement of construction. Upon completion of construction of the elevator, the owner or managing agent shall deliver to the Director of Fire and Building as-built plans and specifications for the elevator. The Director of Fire and Building shall then cause the elevator to be inspected and either issue a permit or noncompliance notice using the procedures described in division (A) of this Subsection.

(C) *Revocation and Expiration of Permits.* The Director of Fire and Building may revoke or suspend any elevator permit issued pursuant to this subchapter if a permit holder fails to pay any fee or other charge authorized under this subchapter, or if the Director of Fire and Building determines that an elevator has been installed, maintained, altered or repaired or operated in violation of the provisions of this subchapter. All elevator permits shall expire on December 31 of each year and shall not be renewed without an inspection as described above.

(D) *Liability of Village Limited.* The inspection and issuance of permits by the Director of Fire and Building shall not constitute a warranty or representation on the part of the village or its officers or employees that elevators are free from defects. The village shall not be liable to owners or operators of elevators or to third parties injured in connection therewith merely by virtue of its inspection of elevators and issuance of permits pursuant to this subchapter.

§ 150.021 RULES ADOPTED BY REFERENCE

The published books or pamphlets described and referred to in this Chapter and the regulations and standards contained therein or in the described portions thereof, modified in some cases as noted herein, are hereby adopted by reference and made a part of this Chapter. In the event of a conflict between this Chapter or any part thereof and such regulations and standards adopted by reference, the provisions of this Chapter shall govern and prevail.

§ 150.022 VIOLATION PENALTIES

Any person who shall violate a provision of this Chapter or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Director of Fire and Building, or of a permit or certificate issued under the provisions of this Chapter shall, if found guilty, be fined not less than seventy-five dollars (\$75) nor more than seven hundred-fifty dollars (\$750).

§ 150.023 INTERNATIONAL BUILDING CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Building Code, 2015 Edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one (1) copy of which has been available at the village for review for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for review in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the International Building Code:

1. **Subsection 101.1** is amended to insert the following in the blank: "The Village of La Grange Park".

2. **Subsection 103.2** is amended to delete the section entirely and the following inserted in its place: "The Building Official shall serve as the Code Official for the Village of La Grange Park."
3. **Subsection 105.2** is amended to delete subsections 1, 2, 3, 4, 5, 6, and 12.
4. **Subsection 107.3.1** is amended to delete the first sentence and the following inserted in its place: "When the building official issues a permit, the construction documents shall be approved in writing or with a corresponding village approval stamp with signature."
5. **Subsection 107.4** is amended to delete the section entirely and the following inserted in its place: "Work shall be installed in accordance with the approved construction documents. Any changes must be submitted and approved prior to the start of any work. Failure to comply may result in revocation of permit or stoppage of work."
6. **Subsection 109.4** is amended to delete the section entirely and the following inserted in its place: "Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Village of La Grange Park and/or citations in addition to the cost of said permit."
7. **Subsection 113.3** is amended to delete the section entirely and the following inserted in its place: "The board of appeals shall consist of the Village Board of the Village of La Grange Park".
8. **Subsection 114.4** is amended to delete "shall be subject to penalties as prescribed by law" and insert in its place: "shall be guilty of a petty offense punishable by a fine of not more than \$750.00 or by imprisonment not exceeding six (6) months or both such fine or imprisonment. Each day that a violation continues after due notice has been served shall be deemed as a separate offense."
9. **Subsection 115.2** is amended to add the following sentence at the end of the paragraph: "Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work."
10. **Subsection 115.3** is amended to delete: "shall be subject to penalties as prescribed by law" and insert in its place "shall be liable for a fine of not less than \$75.00 or more than \$750.00."
11. **Subsection 1603.1.3** is amended to add the following sentence at the

end of the subsection: "All structural designs in the Village of La Grange Park shall meet or exceed a 25 pound per square foot ground snow load minimum with no reductions."

12. **Subsection 1612.3** is amended to insert in the blanks: "the Village of La Grange Park" and "most recent."
13. **Subsection 1612.4** is amended to add the following sentence at the end of the paragraph: "and any applicable Cook County Stormwater ordinance, FEMA, Metropolitan Water Reclamation District of Greater Chicago and Village of La Grange Park flood plain ordinances."
14. **Subsection 1801** is amended to add the following subsection: "**Continuous Foundations.** All buildings and structures intended for human occupancy shall be provided with a continuous foundation."
15. **Subsection 1805.4.1** is amended to delete the exception.
16. **Subsection 1805.4.3** is amended to add the following sentence at the end of the paragraph: "and applicable Subsections of the State of Illinois Department of Public Health Plumbing Code and Village of La Grange Park ordinances" and to delete the exception.
17. **Subsection 1807.1.4** is amended to delete the section entirely and the following inserted in its place: "Permanent wood foundation systems shall not be permitted."
18. **Subsection 1807.3** is amended to add the following sentence at the end of the paragraph: "No building or structure intended for human occupancy shall contain posts or poles embedded in earth or concrete for a primary foundation."

§ 150.024 INTERNATIONAL RESIDENTIAL CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Residential Code (One and Two Family Dwellings), 2015 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one (1) copy of which has been on file for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for review in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes

are hereby made to the International Residential Code:

1. **Subsection R101.1** is amended to insert in the blank: "The Village of La Grange Park."
2. **Subsection R101.2** is amended to delete **Exceptions 1 and 2**.
3. **Subsection R103.2** is amended to delete the section entirely and the following inserted in its place: "The Building Official shall serve as the Code Official for the Village of La Grange Park."
4. **Subsection R105.2** is amended to delete the following subsections of work exempt from permit: **Building** 1, 2, 4, 5, 9, 10, **Mechanical** 4.
5. **Subsection R105.5** is amended to add the following sentences: "Every permit shall expire and become invalid after a period of one (1) year from the date of its issuance. Invalid and expired permits shall be subjected to additional plan review including new fees for such review as well as administrative fees for issuing said permit."
6. **Subsection R105.7** is amended to delete the section entirely and the following inserted in its place: "The building permit original copy shall kept on site and shall be displayed in a manner to be plainly visible from the street side of the property until the completion of the project, or until permission has been given to remove it."
7. **Subsection R106.1** is amended to add the following sentence: "Construction documents shall be signed and stamped by a State of Illinois licensed and registered design professional for all new one and two family dwellings and or any additions or alterations that require additional or changes to structural design and will be utilized for human occupancy."
8. **Subsection R106.3.1** is amended to delete the first sentence and the following inserted in its place: "When the Building Official issues a permit, the construction documents shall be approved in writing and shall contain a corresponding Village approval stamp with signature".
9. **Subsection R106.4** is amended to delete the section entirely and the following inserted in its place: "Work shall be installed in accordance with the approved construction documents. Any changes must be submitted and approved prior to the start of any work. Failure to comply will result in revocation of permit, possible fines and stoppage of work."

10. **Subsection R108.5** is amended to delete the section entirely and the following inserted in its place: "The Building Official shall authorize the refunding of fees on a case by case basis."
11. **Subsection R109.1.6.1** is amended to delete the section entirely and the following inserted in its place: "If located in a flood hazard area, all elevations, engineering and other associated documentation shall be required from Federal Emergency Management Agency (FEMA) maps and any applicable Cook County floodplain ordinance, Metropolitan Water Reclamation District of Greater Chicago or other Village of La Grange Park ordinances or Village Engineer Requirements."
12. **Subsection 109.4** is amended to add the following sentences:
"Construction or work for which a permit is required shall be subject to inspection by the Building Official or duly appointed designee and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the Village of La Grange Park. Inspections presuming to give authority to violate or cancel the provisions of this code or of the village shall not be valid. It shall be the duty of the permit applicant or property owner to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the Village of La Grange Park shall be liable for expense entailed in the removal or replacement of any material required to allow inspection."
13. **Subsection R110.4** is amended to add the following sentence at the end of the paragraph: "Any temporary certificate of occupancy issued will cost the same as a permanent certificate of occupancy and compliance."
14. **Subsection R112.3** is amended to delete the text entirely and adding:
"The board of appeals shall consist of the village board of the Village of La Grange Park."
15. **Subsection R113.4** is amended to replace "shall be subject to penalties as prescribed by law" with "shall be guilty of a petty offense punishable by a fine of not more than \$750.00 or by imprisonment not exceeding six (6) months or both. Each day that a violation continues after due notice has been served shall be deemed as a separate offense."

16. **Subsection R114.2** is amended to replace "shall be subject to penalties as prescribed by law" with "shall be liable for a fine of not less than \$100.00 or more than \$750.00."
17. **Subsection R114.3** is created to read as follows: "**Emergency.** Where an emergency exists the Building Official shall not be required to give a written notice prior to the stopping of the work."
18. **Section R202** is amended to replace the following definition:
"**Accessory Structure.** A use or structure which: is subordinate to and serves a principal building or principal use; is subordinate in area, extent or purpose to the principal building or principal use served; contributes to the comfort, convenience or needs of occupants of the principal building or principal use; and is located on the same zoning lot as the principal building or principal use served. All accessory structures shall conform to all area, height, and setback requirements set forth in the Village of La Grange Park Zoning Ordinance."
19. **Section R202** is amended to add the following definition: "**Modular Home.** A building assembly or system of building sub-assemblies, designed for habitation as a dwelling for one or more persons, including the necessary electrical, plumbing, heating, ventilating and other service systems, which is of closed or open construction and which is made or assembled by a manufacturer, on or off the building site, for installation, or assembly and installation, on the building site, with a permanent foundation."
20. **Table R301.2 (1)** is amended to delete the table and replace it with the following table and sentence: "All design criteria for residential construction shall comply with this code and all applicable provisions of the current version of the International Energy Conservation Code as adopted by the State of Illinois."

Ground Snow Load		25 LBS. No reductions
Wind Speed Design (MPH)		90 MPH
Subject to Damage From:	Weathering	Severe
	Frost Line	42 Inches
	Termite	Moderate to
Winter Design Temperature		-4 degrees F
Summer Design Temperature		89 degrees F dry bulb 76 degrees F wet bulb
Ice Barrier Underlayment		Required
Air Freezing Index		1543 (degrees F days)
Annual Mean Temperature		49.4 degrees F
Heating Degree Days (HDD)		6,155
Cooling Degree Days (CDD)		942
Climate Zone		5A
Indoor design Conditions		Max 72 degrees F – Heating Min 75 degrees F – Cooling
100 Year Hourly Rainfall Rate		4 inches
Flood Hazards		See Local Ordinances

21. **Subsection R301.2.4** is amended to add the following sentence at the end of the paragraph: "and any applicable Cook County storm water ordinance, FEMA, Metropolitan Water Reclamation District of Greater Chicago or other Village of La Grange Park codes, ordinances or requirements."

22. **Section R302** is amended by deleting Table 302.1 (1) entirely and inserting in its place:

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 3 feet
	Not fire-resistance rated	0 hours	> 3 feet
Projections	Fire-resistance rated	1 hour on the underside a,b	< 3 feet
Openings in walls	Not allowed	N/A	< 2 feet
	25% maximum of wall area	0 hours	< 5 feet
	Unlimited	0 hours	> 5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None Require	>5 feet

23. **Subsection R302.5.1** is amended to delete the text "20-minute fire rated doors" and replace with "minimum 60-minute fire rated doors"

24. **Subsection R302.5.2** is amended to delete the section entirely and the following inserted in its place: "Ducts shall not penetrate the walls or ceilings of a garage, and shall not have openings into the garage."

25. **Subsection R302.6** is amended to delete the section entirely and the following inserted in its place: "The interior of an attached garage shall have not less than 5/8 inch Type X gypsum board or equivalent throughout."

26. **Table R302.6** is amended by deleting the table entirely.

27. **Subsection R302.11.1.1** is amended to delete the section entirely and the following inserted in its place: "All fire blocking materials shall comply

with Subsection 302.11.1 and only rigid materials shall be permitted for compliance with the 10 foot horizontal fire blocking requirement."

28. **Subsection R302.11.1.2** is amended to delete the subsection entirely.
29. **Subsection R302.11.1.3** is amended to delete the subsection entirely.
30. **Subsection R302.12** is amended to delete "1,000 square feet" and replace with "500 square feet."
31. **Subsection R303.5** is amended to add the following sentence at the end of the paragraph: "or installed per manufacturer's installation instructions."
32. **Subsection R303.5.2** is amended to delete the section entirely and the following inserted in its place: "Exhaust air shall not be directed onto walkways, stairs, decks, cooling equipment, electric meter boxes, any part or portion of the building or accessory structure or discharged under decks or porches, without specific written permission from the Building Official due to specific existing conditions."
33. **Subsection 305.1.1** is amended to add the following sentence at the end of the paragraph: " Where allowed by the Building Official due to specific existing conditions, basement ceiling height for all habitable and non-habitable rooms in basements may be reduced to a minimum 6 feet 5 inches without encroachment as outlined in the exception."
34. **Subsection R309.1** is amended to add the following sentence at the end of the paragraph: "The garage floor shall be poured a minimum of four inches below the top of the foundation or have a concrete gas curb a minimum of 4 inches tall at all walls of the garage abutting the house."
35. **Subsection R310.2.4** is amended to add the following sentence at the end of the paragraph: "Doors, hatches, and covers under decks and porches shall comply with Subsection 310."
36. **Subsection R311.7.8.1** is amended to delete **Exception 1** and add the following: "The use of volute, turnout or starting easing shall be allowed over the lowest two treads."
37. **Section R313** is amended to delete the section entirely and the following inserted in its place: "All new residential construction (including) single family homes and attached townhomes) shall require the installation of an automatic fire sprinkler system with warning devices

designed and installed in accordance with Village of La Grange Park ordinances, NFPA 13D Subsection P2904 of this code and the more stringent shall always apply."

Exception:

An automatic fire sprinkler system shall not be required for additions or alterations to existing buildings that do not already have an automatic sprinkler system unless requirements that supersede Village authority exist."

38. **Subsection R314.1** is amended to add the following sentence at the end of the paragraph: "In addition to the requirements outlined in this section, all smoke alarms shall be installed in accordance with the State of Illinois Smoke Detector Act, Village of La Grange Park ordinances and the more stringent requirements shall always apply."

39. **Subsections 314.7, 314.7.1, 314.7.2, 314.7.3, 314.7.4** are deleted.

40. **Subsection R315.1** is amended to add the following sentence at the end of the paragraph: "In addition to the requirements outlined in this Subsection, all carbon monoxide alarms shall be installed in accordance with the State of Illinois Carbon Monoxide Alarm Detector Act, Village of La Grange Park ordinances and the more stringent requirements shall always apply."

41. **Subsection 315.6, 315.6.1, 315.6.2, 315.6.3, 315.6.4** are deleted.

42. **Subsection R317.1.2** is amended to delete the section entirely and the following inserted in its place: "Wood framing, supports, posts or poles shall not be permitted to be installed in a manner so as to be in direct contact with the ground or encased in concrete in the ground. All wood framing, supports, post or poles shall be properly supported on piers secured by approved attachment methods and at no time shall any wood framing, supports, posts or poles be installed in a manner to be in contact with groundwater or submerged in fresh water.

Exception:

This Subsection shall not apply to fences or other decorative construction not intended to support human occupant loads."

43. **Subsection R322.1** is amended to add the following sentence at the end of the paragraph: "and any applicable Cook County floodplain ordinance, FEMA, Metropolitan Water Reclamation District of Greater

Chicago or other Village of La Grange Park ordinances."

44. **Subsection 324.4** is amended to adding the following sentence at the end of the paragraph at the end of the paragraph: "and have the seal of a state licensed architect or structural engineer."
45. **Subsection R401.3** is amended by adding the following sentence at the end of the paragraph at the end of the paragraph: "All surface drainage and storm water management shall comply with all applicable Village of La Grange Park ordinances and best practice engineering guidelines."
46. **Subsection R402.1** is amended to delete the section entirely and the following inserted in its place: "Wood footings and foundations shall be prohibited."
47. **Subsection R403.1** is amended by deleting the words "crushed stone footings and wood foundations".
48. **Subsection R403.1.1** is amended by adding the following sentence at the end of the paragraph at the end of the paragraph: "The footing width, W, shall be at least twice the width of the foundation wall being supported. The footing thickness, T, shall be at least as thick as the width of the foundation wall being supported. Footing projections, P, shall be at least 2 inches (51mm)."
49. **Subsection R403.1.4.1** is amended by deleting all exceptions and adding the following exception:

Exceptions:
Protection of free standing accessory structures with an area of 660 square feet or less, of light frame construction, with an eave height of 10 feet or less, no more than one story, without an accessible staircase, shall not be required.
50. **Subsection R403.3** is amended by adding the following sentence at the end of the paragraph: "Frost protected shallow footings shall be prohibited."
51. **Subsection R403.4.1** is amended by deleting the text entirely and adding the following: "Crushed stone footings are prohibited."
52. **Subsection 404.1.3** is amended by adding the following sentence at the end of the paragraph: "All foundations for primary structures or habitation shall bear the seal of a licensed architect or structural

engineer."

53. **Subsection 404.1.7** is amended by adding the following at the end of the paragraph: "Backfill soil being placed against the foundation wall shall not contain any portion compacted together that is more than 6 inches in diameter and no backfill shall consist of broken concrete, foreign matter or frozen soils."
54. **Subsection R404.2** and all subsections and related tables are amended by entirely deleting and adding the following: "Wood foundations shall be prohibited".
55. **Subsection R405** is amended by adding the following sentence at the end of the paragraph: "All drains, drainage tile, pipe, material or systems shall be a minimum of 4" round perforated pipe."
56. **Subsection R405.2** is amended by deleting the text entirely and inserting in its place: "Wood foundations are prohibited."
57. **Subsection R405.2.3** is amended by deleting: "The drainage system shall discharge into an approved sewer system or to daylight" and inserting "The drainage system shall discharge to grade and in accordance with Village of La Grange Park ordinances and as approved by the Building Official."
58. **Subsection R406.3** and all references to wood foundations are deleted and the following added: "Wood foundations shall be prohibited."
59. **Subsection R40.8** is created to read as follows: "**R408.8 Crawl Space Floor Slab.** Crawl space areas proposed to have a finished floor are required to meet or exceed the following minimum requirements: Two (2") inch slush coat of poured concrete installed over a six (6) mil-thick polyethylene film moisture barrier with all joints lapped a minimum of six (6) inches, over a minimum two (2") inches of compacted stone".
60. **Subsection R502.7.1** is amended by deleting the words "Joists exceeding a nominal 2 inches by 12 inches (51mm by 305mm)" and replacing it with "All joists".
61. **Subsection R504.1** is amended to delete the text entirely and the following inserted in its place: "**General.** Pressure preservative treated-wood floors on ground shall only be allowed for accessory structures 100 square feet or less".
62. **Subsection R506.1** is amended by replacing the words "3.5 inches"

with "4 inches".

63. **Subsection R506.2.1.1** is created to read as follows: "**R506.2.1.1 Back-Fill under Concrete Floors at Attached Garages.** The sub-base for poured concrete garage floors shall be undisturbed inorganic soil. All fill material shall be clean, compactable graded sand, crushed stone, or gravel placed in compacted lifts. The use of organic soils as fill material is prohibited."
64. **Subsection R506.2.2** is amended by deleting the exception.
65. **Subsection R602.6.1** is amended by deleting the exception.
66. **Subsection R703.9** is amended by adding the following: "All exterior insulation finish systems (EIFS) installed on any portion of a one- or two-family dwelling or accessory structure shall be installed only on masonry or metal substructure components. EIFS shall not be installed over, next to, or in contact with wood materials."
67. **R703.9.2.1** is created to read as follows: "**(EIFS) Special Inspections.** Any and all exterior insulation finish system (EIFS) installed on any portion of a one- or two-family dwelling for an exterior covering requires that a certification of proper installation be submitted as a special inspection. Before permit issuance, a statement of special inspections prepared by the registered design professional shall be submitted detailing the individuals and approved agencies intended to be retained for conducting these inspections. This report and signed certification shall be submitted to the village before any occupancy will be granted."
68. **Subsection R802.8.1** is amended by replacing: "1-inch by 3-inch wood strip" with "2-inch by 4-inch wood strip".
69. **Subsection R1003.9.2** is amended by replacing: "Where a spark arrestor is installed on a masonry chimney, the spark arrestor shall meet all of the following requirements:" with " A spark arrestor shall be installed on masonry chimneys that serve all wood or solid fuel burning hearths, fireboxes, stoves or appliances and shall meet all of the following requirements:"
70. **Chapter 11 Energy Efficiency** is amended by deleting the entire chapter and replacing with: "All energy efficiency requirements shall be dictated by the current version of the International Energy Conservation

Code with amendments as adopted by the State of Illinois".

71. **Subsection M1307.6** is amended to delete the subsection entirely and the following inserted in its place: "Potable water and drainage system connections to equipment and appliances regulated by this code shall comply with the State of Illinois Department of Public Health Plumbing Code, current version."
72. **Subsection M1411.3.1.1** is amended by adding the following sentence at the end of the paragraph: "Water level monitoring devices shall be installed so the float or sensor is as close to the bottom of the drain pan as possible to shut down the equipment when a minimal amount of condensate is detected."
73. **Subsection M1411.3.2** is amended by inserting the following sentence: "All condensate disposal systems, drain piping and materials shall comply with the State of Illinois Department of Public Health Plumbing Code, current version".
74. **Subsection M1502.3** is amended by adding the following sentence at the end of the paragraph: "In addition to the above requirements exhaust duct terminations shall not terminate any closer than 3 feet (914mm) to meter boxes, cooling equipment, and generators and shall never terminate under decks or porches unless specifically approved by the Building Official due to specific existing conditions."
75. **Subsection M1601.1.1** is amended by entirely deleting provisions 5, 7, 7.1, 7.2, 7.3 and 7.4 and by adding the following sentence at the end of the paragraphs: "All supply and return ducts shall be made of galvanized sheet metal in the appropriate thickness as specified in table M1601.1.1 (2) or other approved materials as outlined in ASHRAE or SMACNA standards. The use of stud or joist bays as returns or supplies is prohibited. The use of flex duct shall be permitted providing such duct does not exceed 10 feet in length and complies with the current version of the International Energy Conservation Code as adopted by the State of Illinois."
76. **Subsection M2005.1** is amended by adding the following sentence at the end of the paragraph: "In addition to the requirements listed in this Subsection, all water heaters shall be installed in accordance with the State of Illinois Department of Public Health Plumbing Code, current

version."

77. **Subsection M2105.1** is amended by adding the following sentence at the end of the paragraph: "All testing as required by this Subsection shall be witnessed by the Building Official or his designee. An inspection performed by the Building Official or his designee shall be required prior to the closing of any trench or ground opening associated with ground source heat pump system loop piping."
78. **Subsection G2401.1** is amended by adding the following to the end of the third paragraph after International Fuel Gas Code: "and Village of La Grange Park adopted ordinances."
79. **Subsection G2404.10** is amended by adding the following sentence at the end of the paragraph: "Auxiliary drain pans shall comply with this Subsection and Subsection M1411.3.1.1 as amended."
80. **Subsection G2405.1** is amended by adding the following sentence at the end of the paragraphs: "All gas piping shall be properly supported and attached directly to the building structure only. No gas piping shall ever be attached to or supported by other piping or ductwork."
81. **Subsection G2407.11** is amended by entirely deleting **Exception 1** and adding the following sentence at the end of the paragraph: "Ducts required for conveying combustion air shall be constructed with the provisions of Chapter 16 of this code and Village of La Grange Park applicable ordinances and amendments."
82. **Subsection G2412.1.1** is amended by adding the following sentence at the end of the paragraphs: "No utility service piping shall ever be attached to or supported by other piping or ductwork or hung from the floor or roof deck above. All piping shall be properly supported and attached directly to the building structure only."
83. **Subsection G2414.5.2** is amended by entirely deleting the subsection and the following inserted in its place: "Copper tubing of any type shall not be utilized for the conveyance or supply of any type of natural or propane gases".
84. **Subsection G2414.6** is amended by adding the following sentence at the beginning of the first paragraph: "Polyethylene plastic pipe, tubing fittings and any other type of plastic piping shall be utilized for the

conveyance or supply of any type of natural or propane gases below ground only, no installations above grade or within a structure".

85. **Subsection G2415.12** is amended by deleting "12 inches (305mm)", and replacing it with "18 inches."
86. **Subsection G2415.12.1** is amended by deleting "8 inches (203mm)", and replacing it with "12 inches."
87. **Subsection G2415.13** is amended by adding the following sentence at the end of the paragraph: "Any trench containing gas pipe shall be inspected and approved by the Building Official or his designee prior to closing the trench."
88. **Subsection G2415.17.3** is amended by adding the following sentence at the end of the paragraph: "Tracer wires shall only be yellow in color and shall terminate a minimum of 6 inches above grade."
89. **Subsection G2418.1** is amended by adding the following sentence at the end of the paragraphs: "All gas piping shall be properly supported and attached directly to the building structure only. No gas piping shall ever be attached to or supported by other piping or ductwork or hung from the floor or roof deck above."
90. **Subsection G2420.1.3** is amended to delete that Subsection entirely and replace it with: "All shutoff valves shall be installed and located in a manner to be readily accessible and shall be installed so as to be protected from damage."
91. **Subsection G2422.1** is amended by adding the following exception:
"Exception. All furnaces, boilers, and water heaters shall be connected to the piping system with rigid metallic pipe and fittings only, unless specified otherwise by the manufacturer or in the case of emergency as determined and approved by the Building Official."
92. **Subsection G2422.1.2.1** is amended by deleting "6 feet (1829mm)" and replacing it with: "3 feet or as approved by the Building Official."
93. **Subsection G2422.1.3.1** is created to read as follows: "**Connection of Standby Generators.** Standby generators, whether permanent or temporary, shall not be connected to the gas piping system through the use of a rigid pipe connection."

94. **Subsection G2427.3.5** is amended by deleting the text entirely and adding: "No appliance venting system shall pass through or be in contact with above ceiling air handling spaces."
95. **Chapters 25 through 33** are not formally adopted and the following sentence inserted: "All plumbing work within the Village of La Grange Park and requirements outlined in chapters 25 thru 33 shall comply with the State of Illinois Department of Public Health Plumbing Code, current version."
96. **Section P2904** is amended by adding the following sentence: "All residential fire sprinkler systems shall comply with the provisions of this code and applicable Village of La Grange Park ordinances."
97. **Subsection P3303.1** is amended by entirely deleting that Subsection and replacing it with the following sentence: "The sump pit and discharge piping shall comply with all applicable Village of La Grange Park ordinances, regulations, storm water management plans, directions provided by the Village Engineer, and all applicable provisions of the State of Illinois Department of Public Health Plumbing Code, current version."
98. **P3303.1.2** is amended by adding the following sentence at the end of the paragraph: "No sump pit shall be constructed of steel or cast iron."
99. **Chapter 34 through 39** are not being formally adopted and the following sentence inserted: "In addition to the outlined provisions to this code, all Village of La Grange Park amendments to NFPA 70 shall apply to all electrical work in one and two family dwellings located within village limits."

§ 150.025 ILLINOIS ACCESSIBILITY CODE ADOPTED

- (A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the Illinois Accessibility Code, 2018 Edition, prepared and published by the State of Illinois Capital Development Board, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.

§ 150.026 INTERNATIONAL MECHANICAL CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Mechanical Code, 2015 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the International Mechanical Code:

1. **Subsection 101.1** is amended by inserting in the blank: "The Village of La Grange Park".
2. **Subsection 103.2** is amended to delete the subsection entirely and the following inserted in its place: "The Building Official shall serve as the code official for the Village of La Grange Park".
3. **Subsection 106.4.3** is amended to delete the text entirely and the following inserted in its place: "Every permit issued by the code official under the provisions of this code shall become invalid unless the work is commenced within six (6) months from its issuance or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the work is commenced. Every permit shall expire and may become invalid after a period of one (1) year from the date of its issuance. Invalid and expired permits shall be subjected to additional plan review, including new fees for such review, as well as administrative fees for issuing said permit, in accordance with the La Grange Park Ordinance."
4. **Subsection 106.5.2** is amended by inserting in the blank: "fees shall be determined by the Village of La Grange Park."
5. **Subsection 106.5.3** is amended to delete the subsection entirely and the following inserted in its place: "The code official shall authorize the refunding of fees on a case by case basis".
6. **Subsection 107.2.5.4** is created to read as follows: "**Certified Test and Balance Report.** A certified test and balance report shall be submitted and approved prior to final occupancy. The code official shall have the authority to waive this requirement at his/her discretion."
7. **Subsection 108.4** is amended by inserting in the blanks: "petty offense", "\$750.00", and "six (6) months".

8. **Subsection 108.5** is amended by inserting in the blanks: "\$100.00", and "\$750.00".
9. **Subsection 109.2** is amended to delete the text entirely and the following inserted in its place: "The board of appeals shall consist of the village board of the village of La Grange Park".
10. **Subsection 305.3** is amended by adding the following sentence at the end of the paragraphs: "All mechanical piping and ductwork shall be supported or fastened directly to the structural supports of the building. Mechanical piping and ductwork shall not be hung from the roof decking or floor deck above, or from other ductwork or piping."
11. **Subsection 501.5** is created to read as follows: "**Independent System Required.** Single or combined mechanical exhaust systems from bath, toilet, urinal, service sink closets, and similar rooms shall be independent of all other exhaust systems."
12. **Subsection 602.3** is amended by deleting the subsection entirely.
13. **Subsection 603.10** is amended by adding the following sentence at the end of the paragraphs: "All mechanical piping and ductwork shall be supported or fastened directly to the structural supports of the building. Mechanical piping and ductwork shall not be hung from the roof deck or floor deck above, or from other ductwork or piping."
14. **Subsection 603.12** is amended by adding the following sentence at the end of the paragraph: "All ductwork passing through unconditioned spaces shall be insulated either internally or externally in accordance with the provisions of Subsection 604."
15. **Subsection 801.14.1** is created to read as follows: "**Automatic shut off.** Power exhausters shall be electrically connected to each appliance to prevent the operation of the appliance when the power exhauster is not in operation."

§ 150.027 INTERNATIONAL FUEL GAS CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Fuel Gas Code, 2015 edition, prepared and published by the International Code Council, together with the additions, insertion, deletions, and changes hereinafter set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to

be available for inspection in the office of the Village Clerk.

(B) *Amendments*. The following additions, insertions, deletions and changes are hereby made to the International Fuel Gas Code:

1. **Subsection 101.1** is amended by inserting in the blank: "The Village of La Grange Park."
2. **Subsection 103.2** is amended to delete the subsection entirely and the following inserted in its place: "The Building Official shall serve as the code official for the Village of La Grange Park."
3. **Subsection 106.5.3** is amended to delete the subsection entirely and the following inserted in its place: "Every permit issued by the code official under the provisions of this code shall become invalid unless the work is commenced within six (6) months from its issuance or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Every permit shall expire and become invalid after a period of one year from the date of its issuance. Invalid and expired permits shall be subjected to additional plan review, including new fees for such review, as well as administrative fees for issuing said permit."
4. **Subsection 106.6.2** is amended by inserting in the blank: "fees shall be determined by the Village of La Grange Park."
5. **Subsection 106.6.3** is amended to delete the subsection entirely and the following inserted in its place: "The code official shall authorize the refunding of fees on a case by case basis."
6. **Subsection 107.1** is amended by adding the following sentence at the end of the paragraphs: "The approval of prefabricated construction assemblies in modular housing and mobile structures containing concealed fuel gas work shall remain accessible and exposed for inspection purposes until approved. Neither the Building Official nor the jurisdiction shall be liable for the expense entailed in the removal or replacement of any material required to allow inspection."
7. **Subsection 108.4** is amended by inserting in the blanks: "petty offense", "\$750.00", and "six (6) months."
8. **Subsection 108.5** is amended by inserting in the blanks: "\$100.00" and "\$750.00."
9. **Subsection 109.2** is amended to delete the subsection entirely and the

following inserted in its place: "The board of appeals shall consist of the village board of the Village of La Grange Park."

10. **Subsection 402.4** is amended to delete all tables and references regarding the usage of semi-rigid copper for the conveyance or supply of natural or propane fuel gases from the point of delivery to the connections of the appliances.
11. **Subsection 403.4.3** is amended to delete that subsection entirely and the following inserted in its place: "The use of copper and brass piping and fittings for the conveyance of fuel gas is prohibited."
12. **Subsection 403.4.4** is amended to delete that subsection entirely and the following inserted in its place: "The use of aluminum alloy pipe for the conveyance of fuel gas is prohibited."
13. **Subsection 403.5.2** is amended by entirely deleting that subsection.
14. **Subsection 403.5.3** is amended by entirely deleting that subsection.
15. **Subsection 407.2.1** is created to read as follows: "Structural Attachment. All fuel gas piping shall be supported or fastened directly to the structural supports of the building. Fuel gas piping shall not be hung from the roof deck or floor deck above or from any ductwork or piping."
16. **Subsection 411.1** is amended by replacing the words: "Except as required by Subsection 411.1.1, appliances shall be connected to the piping system by one of the following:" with the following words: "Furnaces, water heaters, boilers and other gas appliances other than range top units and clothes dryers, unless specifically required by the manufacturer shall be connected to the gas piping system by only rigid metallic pipe and fittings. Appliances as outlined in Subsection 411.1.1 shall be connected to the piping system by one of the following:"

§ 150.028 ILLINOIS PLUMBING CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as Illinois State Plumbing Code, 2014 Edition, prepared and published by the Illinois Department of Public Health, together with the additions, insertions, deletions and changes herein set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.

§ 150.029 NATIONAL ELECTRICAL CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the National Electrical Code, 2017 Edition, prepared and published by the National Fire Protection Association, together with the additions, insertions, deletions and changes herein set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the National Electric Code:

1. **Article 210.63** is amended by entirely deleting the exception.
2. **Article 230.43** is amended by deleting the following subsections: (1), (2), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18) and (19).
3. **Article 230.70 (1)** is amended by adding the following sentence to the end of the paragraph: "A service disconnect shall be required outdoors at the meter pedestal or box if the circuit board panel is located five or more feet away in distance from the point of entry for the service conductors."
4. **Article 240.8** is amended by adding the following text at the end of the paragraph: "No tandem, piggy back or space saver circuit breakers shall be permitted."
5. **Article 314.3** is amended to delete all text entirely and the following inserted in its place: "The use of nonmetallic boxes is prohibited except for low voltage applications. This same amendment will apply to all areas of this or any code that makes reference to non-metallic boxes."
6. **Article 320, Subsection II: Installation** is amended by adding the following subsection: "**(6)** All armored cable (Type AC) shall be limited in length to six feet unless permission is granted otherwise by the Code Official due to specific existing conditions."
7. **Article 322** is amended to delete the text entirely and the following inserted in its place: "The use of flat cable (Type FC) is prohibited."
8. **Article 324** is amended to delete the text entirely and the following inserted in its place: "The use of flat conductor cable (Type FCC) is

- prohibited."
9. **Article 326** is amended to delete the text entirely and the following inserted in its place: "The use of integrated gas spacer cable (Type IGS) is prohibited."
 10. **Article 330, Subsection II: Installation** is amended by adding the following subsection: "**(13)** All metal clad cable (Type MC) shall be limited in length to six feet."
 11. **Article 332** is amended to delete the text entirely and the following inserted in its place: "The use of mineral insulated cable (MI) is prohibited."
 12. **Article 334.10** is amended to delete the text entirely and the following inserted in its place: "**Uses Permitted.** Type NM, NMC and NMS cables shall be permitted to be used in the following: (1) For low voltage wiring as may be required in Article 411. For temporary wiring as may be required in Article 590."
 13. **Article 336** is amended to delete the text entirely and the following inserted in its place: "The use of power and control cable (Type TC) is prohibited."
 14. **Article 338** is amended to delete the text entirely and the following inserted in its place: "The use of service-entrance cable (Type SE) is prohibited."
 15. **Article 348.10** is amended to delete the text entirely and the following inserted in its place: "Flexible metal conduit shall be limited in length to six feet."
 16. **Article 350.10** is amended by adding the following subsection: "**(4)** All liquid tight flexible metal conduits (Type LFMC) shall be limited in length to six feet."
 17. **Article 352.10** is amended to delete provision "A" and inserting in its place: "PVC conduit shall be permitted in walls, floors and ceilings for the conveyance of low voltage wiring only and shall always be sealed at one end. PVC conduit shall be allowed for all underground feeder applications providing a suitable ground is installed and shall also be allowed for wet locations in accordance with subpart (D) of this Subsection."
 18. **Article 356.10** is amended by adding the following subsection: "(8) Liquid tight flexible nonmetallic conduits shall be limited in length to six feet."
 19. **Article 360.10** is amended by adding the following subsection: "(5) flexible metallic tubing (Type FMT) shall be limited in length to six feet."
 20. **Article 362** is amended to delete the text entirely and the following inserted in its place: "The use of electrical nonmetallic tubing is

prohibited."

21. **Article 382** is amended to delete the text entirely and the following inserted in its place: "The use of nonmetallic extensions is prohibited."
22. **Article 388** is amended to delete the text entirely and the following inserted in its place: "The use of surface nonmetallic raceways is prohibited."
23. **Article 394** is amended to delete the text entirely and inserting in its place: "Concealed knob and tube wiring is prohibited. Existing installations shall not require removal, alteration, or abandonment of, nor prevent the continued utilization and maintenance of properly maintained knob and tube wiring lawfully in existence at the time of adoption of this code. Such installations or systems may only be repaired and not expanded."
24. **Article 406.3, subsection: D, part (2)** is amended to delete the text entirely and inserting in its place: "The use of nonmetallic boxes is prohibited except for low voltage applications. This same amendment will apply to all areas of this or any code that makes reference to non-metallic boxes."
25. **Article 406.4, subsection: D, part (2)** is amended to delete the text entirely and inserting in its place: "The use of non-grounding type receptacles is prohibited. Existing installations shall not require removal, alteration or abandonment, nor prevent the continued utilization of properly maintained receptacles lawfully in existence at the time of adoption of this code. Any non-grounding receptacle requiring replacement shall be replaced with a grounded type."
26. **Article 408** is amended by adding the following subsection: "408.59 **Panel board side clearances.** In addition to the working space requirements of article 110.26, all panel boards shall have a minimum of three inches unobstructed space between the sides of the panel board and any wall, framing or obstruction."
27. **Article 422.10** is amended by adding the following subsection: "**Branch Circuit Rating (C)**
Each furnace, heat pump, water heater, sewage pump, sump pump, air conditioning unit and similar equipment shall be provided with dedicated branch circuits. A disconnecting means shall be provided on or immediately near the unit."
28. **Article 604.1.1** is created to read as follows: "**Testing Agency Approvals.** Assemblies that do not have a recognized testing agency listing and cannot be verified for approved product materials and installation methods shall be subject of approval of the AHJ. "

29. **Annex H is adopted as amended by the following subsections.**

30. **Article 80.15, subsections: A, B, C, D, E, and F** are amended to delete the text entirely and the following inserted in its place: "The village board of the Village of La Grange Park shall serve as the electrical board."

31. **Article 80.17 subsection: F, part 3** is amended by inserting into the blank: "seven."

32. **Article 80.23, subsection: B, part 3** is amended by inserting in the blanks: "\$100.00" and "\$750.00" and "one day" and "ten days."

33. **Article 80.25, subsection C** is amended by inserting in the blank: "seven."

34. **Article 80.27, subsection A** is amended by inserting in the blank: "The Village of La Grange Park."

35. **Article 80.27, subsection B, parts 3 and 4** are amended by inserting in the blanks: "The Village of La Grange Park", "two (2)" and "two (2)."

36. **Article 80.29** is amended by inserting in the blank: "The Village of La Grange Park."

37. **Article 80.35** is amended by inserting into the blanks: "immediately upon adoption of this code."

§ 150.030 INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Energy Conservation Code, 2015 Edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes herein set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the International Energy Conversation Code:

1. **Subsection 101.1** is amended by inserting in the blank: "The Village of La Grange Park."

2. **Subsection 103.3.1** is amended by entirely deleting the first sentence and replacing with the following: "When the building official issues a permit, the construction documents shall be approved in writing or with a corresponding village approval stamp with signature."

3. **Subsection 108.4** is amended by inserting in the blanks: "\$100.00" and "\$750.00."
4. **Subsection 109.3** is amended to delete the subsection entirely and the following inserted in its place: "The board of appeals shall consist of the village board of the Village of La Grange Park."

§ 150.031 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED

- (A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Property Maintenance Code, 2015 Edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes herein set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.
- (B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the International Property Maintenance Code:
1. **Subsection 101.1** is amended by inserting in the blank: "The Village of La Grange Park."
 2. **Subsection 102.3** is amended to delete the subsection entirely and the following inserted in its place: "Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Energy Conservation Code, International Fire Code or National Fire Protection Association Life Safety Code (most stringent to apply), International Mechanical Code, International Residential Code for One- and Two- Family Dwellings, National Electric Code, Illinois State Plumbing Code and NFPA 70."
 3. **Subsection 103.2** is amended to delete the subsection entirely and the following inserted in its place: "The Building Official shall serve as the code official for the Village of La Grange Park."
 4. **Subsection 103.5** is amended by inserting in the blank: "Fees shall be determined by the Village of La Grange Park."
 5. **Subsection 106.4** is amended to delete the subsection entirely and the following inserted in its place: "Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the

approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750) for each offense; and each day that the violation continues shall constitute a separate offense and is subject to a separate fine."

6. **Subsection 108.1.3** is amended to delete the subsection entirely and the following inserted in its place: "Any structure or premises which the code official finds to be unfit for human occupancy or use may be so labelled with a placard by the code official. For the purpose of this code, the following conditions shall render structures unfit for human occupancy:
 1. A structure which is so decayed, dilapidated, unsanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 2. A structure which lacks illumination, ventilation, heat, sanitation facilities, utilities, or other essential equipment required by this code or is in a location which constitutes a hazard to the occupants of the structure or to the public.
 3. A structure which has been damaged by fire, wind or explosion to the extent that it does not provide adequate shelter from the elements or appears to be structurally unsafe.
 4. A structure which, through misuse, improper maintenance, or abuse appears to have many flagrant violations of building code requirements.
7. **Subsection 111.2** is amended to delete the subsection entirely and the following inserted in its place: "The board of appeals shall consist of the village board of the Village of La Grange Park."
8. **Subsection 112.4** is amended by inserting in the blanks: "\$100.00" and "\$750.00."
9. **Subsection 201.3** is amended to delete the subsection entirely and the following inserted in its place: "Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Mechanical Code, Illinois State Plumbing Code, International Residential Code for One- and Two-Family Residences, Code of Ordinances Village of La Grange Park, International Fire Code, National Fire Protection Association Life Safety Code, National Electric Code or

NFPA 70, such terms shall have the meanings ascribed to them in those codes."

10. **Subsection 302.1.1** is created to read as follows: "**Personal Belongings.** In addition to the provisions outlined in Subsection 302, all exterior property and premises shall be kept free of excessive personal property to include but not limited to tables, chairs, grills, flowers pots, statues, outdoor equipment, hoses, animal enclosures, cages, outdoor carpeting or any item deemed in excess or unsightly by the Village of La Grange Park. For the purpose of this Subsection, excessive shall mean far in excess of the usual, necessary, or proper limit or degree as observed in and around the surrounding area."
11. **Subsection 302.3** is amended by adding the following sentence at the end of the paragraph: "All parking lot striping including accessible parking spaces and signage, shall be maintained and updated in accordance with all the requirements of the applicable Village of La Grange park ordinances and the Illinois Accessibility Code."
12. **Subsection 302.4** is amended by inserting in the blank: "ten (10) inches in height."
13. **Subsection 302.8** is amended by adding the following to the end of the paragraph: "All motor vehicles must be parked on an improved all-weather dustless hard surface as defined by Chapter 153 (Zoning) of Municipal Code, Village of La Grange Park, Illinois."
14. **Subsection 303.1** is amended to delete the subsection entirely and the following inserted in its place: "Swimming pools, spas, hot tubs and similar equipment shall be maintained in a clean and sanitary condition, and in good repair."
15. **Subsection 304.14** is amended by inserting in the blanks: "May 1" and "October 1."
16. **Subsection 404.4.5** is amended by adding the sentence at the end of the paragraph: "and the Village of La Grange Park adopted fire code, life safety code and other applicable ordinances."
17. **Subsection 502.5** is amended to delete the subsection entirely and the following inserted in its place: "Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the Illinois State Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy

of the premises."

18. **Subsection 506.3** is amended to delete the first sentence and replace it with the following: "Grease interceptors and automatic grease removal devices shall be maintained in accordance with the State of Illinois Department of Public Health Plumbing Code, applicable Cook County Department of Public Health regulations and the manufacture's installation instructions."
19. **Subsection 507.1** is amended to add the following sentence at the end of the paragraph: "Storm water runoff from downspouts or a similar discharge conveyance must be directed in such a manner as to prevent discharge or overflow onto an adjoining property or right of way. All storm water discharge must be a minimum of 5' from a property line for principal structures, 3' from the property line for detached accessory structures. No discharge shall be closer than 15' from a public right of way. All discharge locations are subject to the approval of the Director of Fire and Building."
20. **Subsection 507.2** is created to read as follows: "**Discharge of sump pump.** Sump pumps and similar devices must discharge to the rear or front yards a minimum of 5' from a lot line and must not discharge beyond the property lines of the lot on which the pump is installed unless specifically approved by the Director of Fire and Building."
21. **Subsection 602.2** is amended to delete the text entirely and the following inserted in its place: "Dwellings shall have heating equipment and facilities capable of maintaining a room temperature of not less than 65°F (18 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms. Neither cooking appliances nor portable, unvented fuel-burning space heaters may be used as a means to provide required heating."
22. **Subsection 602.3** is amended by inserting in the blanks: "September 15 and May 30"; by deleting "68" and replacing "65"; and by deleting both Exemption 1 and 2.
23. **Subsection 602.4** is amended by inserting in the blanks: "September 15 and May 30."

§ 150.032 INTERNATIONAL EXISTING BUILDING CODE ADOPTED

(A) *Code Adopted.* There is hereby adopted by reference as if fully set out herein that certain code known as the International Existing Building Code, 2015 Edition, prepared and published by the International Code Council, together

with the additions, insertions, deletions and changes herein set forth, one (1) copy of which has been available in the village for inspection for a period of more than thirty (30) days prior to the adoption of this Chapter and shall continue to be available for inspection in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the International Existing Building Code:

1. **Subsection 101.1** is amended by inserting in the blank: "Village of La Grange Park."
2. **Subsection 1401.2** is amended by inserting in the blank: "March 1, 2020."

ARTICLE 4: That Chapter 152 SWIMMING POOLS, Section 152.01 through 152.10 be deleted in its entirety.

ARTICLE 5: That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

ARTICLE 6: That this Ordinance shall be in full force and effect after its passage, approval and publication as required by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 28th day of January, 2020.

YES:

NO:

ABSENT:

Approved this 28th day of January, 2020.

Dr. James L. Discipio, Village President

ATTEST:

Meghan Kooi, Village Clerk