

# Village of Homer Glen



## BUILDING CODE AND TECHNICAL AMENDMENTS ORDINANCE

Adopted : April 25, 2006

## TABLE OF CONTENTS

SECTION 1: Recitals.....	p.3
SECTION 2: Authority.....	p.3
SECTION 3: Purpose.....	p.3
SECTION 4: Jurisdiction.....	p.3
SECTION 5: Interpretation.....	p.3
SECTION 6: Adoption of Technical Codes.....	p.3
SECTION 7: Supplemental Regulations.....	p.5
SECTION 8: Building Requirements.....	p.15
SECTION 9: Foundations, Basements, Crawl Spaces and Garage Requirements.....	p.16
SECTION 10: HVAC Requirements.....	p.19
SECTION 11: Plumbing Requirements .....	p.20
SECTION 12: Electrical Requirements.....	p.22
SECTION 13: International Building Code.....	p.24
SECTION 14: International Energy Conservation Code.....	p.35
SECTION 15: International Fuel Gas Code.....	p.37
SECTION 16: International Mechanical Code.....	p.38
SECTION 17: International Property and Maintenance Code.....	p.40
SECTION 18: International Residential Code.....	p.42
SECTION 19: Schedule of Building Permit Fees.....	p.47
SECTION 20: Adopted N.F.P.A. Standards.....	p.53
SECTION 21 Severability.....	p.62
SECTION 22 Repealer.....	p.62

SECTION 23: Effective Date.....p.62

AN ORDINANCE ADOPTING BUILDING CODES AND TECHNICAL  
AMENDMENTS FOR THE VILLAGE OF HOMER GLEN

WHEREAS, it is in the best interest of the Village of Homer Glen to adopt such Building Codes and technical amendments as may be appropriate to provide for certain minimum requirements to safeguard the health, safety and welfare of the citizens of the Village and protect property by regulating and controlling the construction, alteration, removal, demolition, equipment, materials, use and occupancy of buildings and structures within the Village; and

WHEREAS, it is in the best interest of the Village of Homer Glen to adopt the provisions set forth herein as and for the "Building Ordinance" of the Village of Homer Glen; and

WHEREAS, the provisions hereof have been published and kept available for public inspection and examination all in accordance with the provisions of the Illinois Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, WILL COUNTY, ILLINOIS, THAT:

Section 1: Recitals – The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth herein.

Section 2: Authority - The Building Code of the Village of Homer Glen is authorized pursuant to authority granted under the Illinois Municipal Code, including but not limited to Division 30 of the Illinois Municipal Code (65 ILCS 11-30-1, et seq. (2004 State Bar Edition)).

Section 3: Purpose - This Ordinance is enacted to provide for the minimum requirements to safeguard life or limb, health, and the public safety and welfare and the protection of property by regulating and controlling the construction, alteration, removal, demolition, equipment, materials, use and occupancy of all buildings and structures, providing for the issuance of permits and collection of fees therefore within the Village of Homer Glen and for the placing and maintenance therein of the electrical wiring and appliances, plumbing and gas installations and installation of energy-efficient mechanical, lighting and power systems.

Section 4: Jurisdiction - The territorial jurisdiction of this Ordinance shall include all of the Village of Homer Glen.

Section 5: Interpretation - For purposes of interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements. No provision of this Ordinance is intended to repeal, abrogate, annul, impair or interfere with any existing Ordinance of the Village of Homer Glen, except as is specifically repealed by adoption of this Ordinance, provided that where any provision of this Ordinance imposes more stringent regulations, requirements or limitations than are imposed by any other Ordinance of the Village of Homer Glen, or any applicable statute or regulation of the State of Illinois, then the provisions of this Resolution shall govern.

All of the nationally recognized codes adopted by reference in this Ordinance are comprehensive and flexible and make provision for the use of all safe materials or methods of construction. Consequently, there are construction materials and practices other than referred to in this Ordinance that may be adequate for the purposes intended. These other methods represent either seldom used or new systems or performance type systems that require individual consideration by the professional architect or engineer and approval by the Village of Homer Glen Building Official based on test data, engineering analysis and listings and are therefore not included herein.

Section 6: Adoption of Technical Codes - Each of the following technical codes, (except for portions thereof specifically excluded by the Village Board from time to time) are hereby adopted by reference:

- A. The International Building Code, 2000 edition, including Appendix Chapters B, Board of Appeals; Appendix Chapter C, Group U – Agricultural Buildings; Appendix F, Rodent Proofing; Appendix G, Flood Resistant Construction; Appendix I, Patio Covers, as published by the International Code Council;
- B. The International Residential Code, 2000 edition, including Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances listed for Use and Type B Vents; Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; Appendix D, Recommended Procedure For Safety Inspection Of An Existing Appliance Installation; Appendix F, Radon Control Methods; Appendix G, Swimming Pools, Spas and Hot Tubs; Appendix H, Patio Covers; Appendix J, Existing Buildings And Structures; Appendix K, Sound Transmission as published by the International Code Council, except that the following Chapters are hereby deleted:  
  
Chapters 25, Plumbing Administration; Chapter 26, General Plumbing Requirements; Chapter 27, Plumbing Fixtures; Chapter 28, Water Heaters; Chapter 29, Water Supply and Distribution; Chapter 30, Sanitary Drainage; Chapter 31, Vents; Chapter 32, Traps; Chapter 33, General Requirements; Chapter 34, Electrical Definitions; Chapter 35 Services; Chapter 36, Branch Circuit and Feeder Requirements; Chapter 37, Wiring Methods; Chapter 38 Power and lighting Distribution; Chapter 39, Devices and lighting Fixtures; Chapter 40, Appliance installation; Chapter 41, Swimming Pools; Chapter 42, Class 2 Remote-Control, Signaling and power-Limited Circuits are specifically deleted in the 2000 International Residential Code;
- C. Illinois State Plumbing Code, current edition, as published by the Illinois Department of Public Health;

- D. International Mechanical Code 2000 edition, including Appendix A, Combustion Air Openings and Chimney Connector Pass-Throughs, as published by the International Code Council;
- E. International Fuel Gas Code, 2000 edition, including Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances, and Appliances Listed for Use and Type B Vents; Appendix Chapter C, Exit Terminals of Mechanical Draft and Direct-Vent Systems; Appendix Chapter D, Recommended Procedure For Safety Inspection Of An Existing Appliance Installation, as published by the International Code Council;
- F. NFPA 70, National Electrical Code, 1999 edition, as published by the National Fire Protection Association, Inc;
- G. International Energy Conservation Code 2000 or current edition, as adopted by the State of Illinois with the 2001 Supplement or current supplement as published by the International Code Council and the Illinois Energy Conservation Code for Commercial Buildings current edition with supplements; and
- H. International Property Maintenance Code, 2000 edition, as published by the International Code Council.

Section 7: Supplemental Regulations - This ordinance, including the rules and regulations it adopts by reference, is entitled the "Village of Homer Glen Building Ordinance". The "number" and/or "letter" designation used to set off or identify its various parts refers to paragraphs of the text. Reference to any one of these paragraphs may be by such number and/or letter designation alone.

Section 7.1: Permits and Scope of Regulations - A permit must be obtained in advance and all other requirements of the Building Ordinance must be complied with whenever a building, appurtenance thereto, or portion thereof, such as, but not limited to water supply, sewage disposal, plumbing installation, electrical installation, heating equipment and energy conservation regulated by the Ordinance, is erected, installed, altered, converted, remodeled, re-roofed, structurally repaired, moved or changed, except as provided hereafter:

- 7.1.1 These rules and regulations set forth the minimum requirements to safeguard life or limb, health and public welfare.
- 7.1.2 No building permit as required by this Ordinance shall be issued for a building to be constructed on any lot, piece, parcel or tract of land that does not conform with provisions of the Village of Homer Glen Zoning Ordinance, Village of Homer Glen Building Ordinance, Will County Health Department or other applicable agencies ordinances, rules or regulations concerning sewage disposal and water supply in force from time to time in the Village of Homer Glen.

Section 7.2: Agricultural Exemptions - Any plumbing, mechanical, fuel gas or electrical herein will require a permit.

Section 7.3: Reserved.

Section 7.4: Enforcement - The Office of Chief Building Official is hereby created and vested with the power and duty to administer and enforce all provisions of this Ordinance and such related regulations as are assigned to that office by the Village of Homer Glen President or Corporate Authorities, Board of Trustees. The term "Building Official" shall mean the Chief Building Official or his designee whenever such term is used in this Ordinance.

Section 7.5: Relief from Responsibility - The Chief Building Official charged with the enforcement of this code, while acting for the Village of Homer Glen, shall not thereby render himself personally liable and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his official duties. Any suit instituted against any employee because of an act performed by such employee in the lawful discharge of his duties and under the provisions of this Building Ordinance shall be defended by the legal representative of the Village until the final termination of the proceedings. In no cases shall the Chief Building Official or any of his subordinates be liable for costs in any action, suit, or proceedings that may be instituted in pursuance of the provisions of the Village Ordinances and Resolutions, and any employee of the Village of Homer Glen Building Department, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of his official duties in connection thereto.

Section 7.6: Fees - All fees established by resolution of the Village of Homer Glen Board shall be collected by the Chief Building Official or designated representatives and deposited regularly with the Finance Director for the Village of Homer Glen.

Section 7.7: Fines-Penalties-Costs - Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions adopted by reference, or who refuses to remedy a violation of any such provision or to remedy a hazard of fire explosion, collapse, contagion, or spread of infectious disease found to exist and duly ordered eliminated, shall be charged with a petty offense and fined not more than Seven Hundred Fifty Dollars (\$750.00) for each offense. Each day upon which such violation exists shall constitute a separate offense. Nothing herein contained shall prevent the Village from pursuing such other lawful action as is necessary for the restraint, correction and abatement of any violations.

7.7.1 A person, firm, or corporation licensed or registered by the State, or a subdivision thereof, to do work regulated by this Ordinance or to render professional architectural or structural engineering services in connection herewith, who violates the law or Ordinance under which licensed or registered, or who violates this Building Ordinance while carrying out such work or rendering service in

connection therewith, shall be reported by the Building Official to the licensing authority.

- 7.7.2 Where a dispute arises regarding an engineering opinion furnished by the owner of the property involved in any matter covered by this Ordinance, the Village may engage the services of a qualified registered architect or structural engineer and the owner of the property involved shall reimburse the Village for the reasonable customary cost of such services. Where a permit is issued, such engineering expense shall be added to the permit fee. Where no permit is issued, such expense may be collected by civil action at law against the owner.

Section 7.8: Regulation for Administration of Building Ordinance - The following requirements apply to the administration and enforcement of this Building Ordinance, other pertinent ordinances and laws applicable to any regulated building, structure, appurtenance thereto, or portion thereof.

- 7.8.1 Application for a Permit – The following rules shall apply to all Building Permit Applications:

1. Building permit application, signed by owner or authorized agent shall be in writing on forms provided by Building Official.
2. May only be amended during course of work as authorized by Building Official.
3. Alterations and additions after completion require another permit.

- 7.8.2 Application Requirements - All Permit Applications shall include:

1. Descriptive material, in drawn and written form, as to location and design of building, structures, water supply systems, sewage disposal system, plumbing, mechanical, electrical installations and exterior window schedule as required by the Building Official to assure compliance with the rules and regulations.
2. For construction, alterations, and other work: three copies of construction plans (more if required by the Building Official) and specifications (if needed), to show compliance with regulations. Scale of plans shall be not less than 1/8 inch to the foot.
3. Plans may be waived for minor alterations not involving structural changes.
4. If trusses are used, a truss diagram must be stamped by an Illinois Registered Architect or Structural Engineer.

5. All documents and plans submitted for permit(s) shall be signed and sealed by a registered design professional or as required and approved by the Building Official.
  6. Where construction is to occur near a designated flood plain area, see Village of Homer Glen Zoning Ordinance.
  7. All contractors shall comply with the contractor licensing and bonding registration requirements as required by the Building Official and the Village's Registration, Bonding and Insurance Ordinance except plumbers need not present insurance and bonding information but shall comply with all other requirements.
- 7.8.3 Fees - Payment as required in schedule of fees adopted by ordinance of the Village of Homer Glen shall be made prior to permit issuance.
- 7.8.4 Examination of Application and Plan – Examination of application and plan shall occur within a reasonable time by or under direction of Building Official.
- 7.8.5 Action on Permit after Filing and Examination of Application.
1. Permit shall be denied if plans or proposed work do not conform to requirements of this Building Ordinance, or other pertinent laws and ordinances. Denial with reasons shall be given in writing upon request.
  2. If the proposed work conforms to requirements of this Building Ordinance and other pertinent laws and ordinances, a permit shall be issued in writing to proceed with work, returning one (1) set of plans and specifications.
  3. No inspections will be performed on any structure until the streets are properly signed for emergency service and building department personnel. Temporary signage is acceptable during construction but must be at a height that will allow visibility and legibility from both directions on the roadway. No occupancy of any structure will be allowed without permanent street signs installed and the permanent address for each tenant/structure installed.
  4. Permit placard is to be furnished with permit or as the permit itself, which is to remain conspicuously posted on premises during course of work.
  5. Permit lapses if a substantial start is not made in six (6) months, and becomes void after one (1) year.

6. Permits issued for demolition shall lapse if not completed within thirty (30) days from the date issuance.
7. A Certificate of Occupancy, which must be secured before a building is permanently occupied, is to be issued by the Building Department when an inspection following the completion of the work shows that the construction is in compliance with this Building Ordinance and permit. Each occupant of an industrial or commercial building or occupancy shall obtain an occupancy permit issued by the Village of Homer Glen Building Department. Said occupancy permit is valid only with respect to the occupant to whom it was issued.
8. A Temporary Occupancy Permit may be issued for a building or portion thereof if it is found that the condition of the building (fire and life safety, lighting, heating, water supply, sewage disposal, other sanitary facilities, etc.) is safe for occupancy, is approved for occupancy by the authority having jurisdiction, and there are no health or safety violations existing. Evidence or assurance of reasonably prompt completion shall be furnished. The Temporary Occupancy Permit may be revoked and occupancy discontinued if the work is not completed in the allotted time.
9. Permit that has expired after one (1) year can be reapplied for at 100% of the current fee.

#### 7.8.6 Non-Conforming Building or Structure

1. An existing building, structure, appurtenance thereto, or portion thereof not in conformance with this Building Ordinance shall be deemed a non-conforming building or structure.
2. Repair work requires a written application and permit. Work limited to necessary repairs only unless building or part is made to conform in whole or in part with the requirements of this Ordinance.
3. Altering or enlarging shall be done only in a manner conforming with the Zoning Ordinance and Building Ordinance.

#### 7.8.7 Duties and Authority of Building Official

1. The administration of this Building Ordinance, other related ordinances, and State Laws as herein referred to.
2. Keep careful, systematic records of business and work of office, including permit applications, survey plats and building plot plans, all construction plans and specifications, copies of permits and certificates issued

affidavits and certificates received, a record of inspections, copies of notices and orders issued, and reports of tests made.

3. Keep plans and specifications of houses and accessories which may be destroyed after one (1) year. Survey plats and building plot plans, and those parts of plans for other buildings which may be useful for future periodic inspections shall be kept.
4. Make inspections, and for that purpose may enter building structures, and premises.
5. Stop, by written order, work being done contrary to the building permit or this Building Ordinance. Such written order posted on premises involved shall not be removed except by order of the Building Official. Removal without such order shall constitute a violation of this ordinance.
6. A permit shall be revoked on approvals issued contrary to this Building Ordinance or based upon a false statement or misrepresentation in the application.

7.8.8 Spot, Final and Drainage Easement Surveys - Spot surveys are required for all new construction and must be submitted after the foundation is completed and prior to any framing or any other work being constructed upon the foundation or site. The spot survey shall depict all lot lines, building lines, side yard lines, easements, top of foundation elevation for the entire perimeter of the foundation as referenced to U.S.G.S. Datum, property corners, high and low points along property lines, drainage structures within drainage easements and elevations within drainage easements. The survey must also bear the seal and signature of a registered land surveyor of the State of Illinois. No work and no backfill shall be performed until spot survey approval, in writing, is issued by the Village of Homer Glen.

- Exemptions
1. All ag-exempt structures as per Illinois Statute are exempt.
  2. Structures, other than ag-exempt structures, located on greater than 2 ½ acres need not comply with the required spot survey above but shall comply with all other requirements of this Building Ordinance.

An as-built Final Grading Survey shall be submitted and approved prior to occupancy of any structure. The final survey shall depict all lot lines, building lines, side yard lines, easements, top of foundation elevation for the entire perimeter of the foundation as referenced to U.S.G.S. Datum, property corners, high and low points along property lines, drainage structures within drainage easements and elevations within drainage easements. The survey must also bear the seal and signature of a registered land surveyor of the State of Illinois.

Modification and Occupation of Drainage Easements - Throughout construction, all drainage easements shall be maintained in their original design condition. Except as otherwise approved by the Chief Building Official, no landscaping berms or other structures, including driveways, retaining walls and accessory buildings, shall be located within drainage easements.

7.8.9 Required Notice for Inspection - The following listed inspections are required to be made. The owner or the contractor shall request the designated inspection forty-eight (48) hours in advance of the time when such inspections is to be made (Phone 708-301-1301) and safe access (ladder) shall be provided as per OSHA rules and regulations.

1. Footing---inspection of the footings or piers shall be made after any required forms are erected and any required reinforcing steel is in place and prior to placing of concrete.
2. Interior Slabs---inspection of concrete slab for all residential, commercial, industrial and multifamily structures; garage and basement slabs and interior slabs shall be inspected prior to the placement of concrete with any required reinforcing steel is in place. All slab inspections shall be performed after the underground inspections(s) have been approved.
3. Foundations---inspection of the foundation shall be made prior to the concrete placement and all forms and reinforcement are in place.
4. Electric Service---inspection includes the meter socket, load center, temporary power, temporary receptacle (must be GFI) and ground rod.
5. Backfill---inspection shall be made after drain tile and fabric and insulation (when applicable) is in place adjacent to footing, covered with stone prior to placing any backfill adjacent to the foundation. Dampproofing and/or waterproofing (if applicable) of foundation shall be checked at the time of the backfill inspection.
6. Rough building---inspection shall be made prior to the application of any interior finish or the installation of any insulation material and before exterior finish work, flashing and exterior applied tie downs (where applicable) is applied to the exterior of buildings.
7. Other inspections---Rough E.I.F.S. and masonry stucco inspections shall be made before the base coat installation and after the rough building inspection has been approved or at the discretion of the Building Inspector.

- a. Other inspections---firebox shall be inspected prior to setting of first flue.
8. Rough masonry/tiedowns---inspection shall be made before masonry is installed so inspector can check for flashing and/or vapor retarder and tiedowns.
9. Rough electrical---inspection shall be made when the electrical is completely roughed in and before insulation or any other materials are applied to walls or ceiling.
10. Rough electrical, mechanical, and/or plumbing in concrete slab---inspection shall be made prior to placing of concrete.
11. Rough plumbing---inspection shall be made when the plumbing is completely roughed in and before insulation or any other material is applied to walls, ceilings, or floors.
12. Underground plumbing---inspections shall be made prior to placing concrete.
13. Rough heating and air conditioning---inspection shall be made when heating or air conditioning is completely roughed in, ductwork is sealed and before insulation or any other material is applied to walls, ceilings, or floors.
14. Insulation inspection is required prior to the drywall or final coverings being installed within the unit (except for blown-in attic insulation).
15. Progression of Inspections---work shall not be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required above, This approval shall take the form of the inspector's "approved" sticker posted and signed on the premises.
16. Other inspections---In addition to the above stated inspections the Building Department may make or require any other inspections necessary to ascertain compliance with this Building Ordinance and other laws enforced by the Building Department.
17. Final electrical, mechanical, plumbing and building inspections---shall be made after building is completed and ready prior to occupancy.

18. Certificate of Occupancy---shall be secured before a building is permanently occupied. It is to be issued by the Building Department when an inspection following the completion of work shows the construction is in compliance with this Ordinance and the building permit which was issued.
19. Each proposed occupant of an industrial or commercial building shall obtain an occupancy permit issued by the Village of Homer Glen Building Department for that portion of the building to be occupied by such occupant.

Section 7.9: Inspection of Pre-Fabricated Structures -

1. Applicants for permits for construction shall state the name of the general contractor or other individual who is wholly responsible for the conduct of construction on the site.
2. A "Master Plan" for each model must be filed in this Building Department incorporating all off-site constructed aspects of the structure as well as its final site assembly down to the foundation.
3. The foundation plan shall include all work to be performed in the basement or crawl space area and not be limited to only those items provided by the modular home manufacturer. Additionally, this plan is not to be a "typical" foundation plan, but rather one prepared for the particular site to be occupied by the home showing specific methods of attachments and anchorage to the foundation.
4. All sections of this Ordinance herein are applicable to prefabricated construction.
5. Provide each unit with a minimum of one frost proof hose bib conveniently located on the exterior of house. Provide a complete plumbing riser diagram for both supply and drain waste and vent in isometric on the plans. This diagram must indicate sizes and materials.
6. The contractor or other individual obtaining the permit for the transportation into the Village and the erection and/or installation of a prefabricated unit will be held responsible once the unit arrives in the Village for its total disposition including the arrangement for its immediate removal from the right-of-way once the unit arrives at the site. It is incumbent upon this individual to make adequate arrangements with the manufacture and/or carrier to assure that roads and other property are not damaged while the unit is in transit through the Village to the site, and further make arrangements for the immediate deposition of the unit at the construction site.

7. Every manufactured or modular home shall have a State of Illinois Certification. All manufactured, modular and mobile homes must be properly labeled.
8. All modular units must be accompanied with a letter stating that all plumbing has been installed in accordance with the most currently adopted Illinois State Plumbing Code.
9. Wrap on the underside of a modular home shall be removed on basement situations unless a flame-spread rating of 25 or less and smoke density not greater than 450 is installed.

Section 7.10: Alternate Materials - The provisions of this Building Ordinance are not intended to prevent the use of any material or method of construction not specifically presented by this Ordinance, provided any such alternate is approved prior to being used. The Chief Building Official may approve any such alternate provided he finds that the proposed design is satisfactory and complies with the accepted design criteria. The Chief Building Official may require that substantial evidence and /or testing be submitted to substantiate any claims that may be made regarding its use.

#### Section 7.11: Notice of Violation

1. Notice of Violation - Whenever the authority having jurisdiction determines that there has been a violation of this Building Ordinance, notice shall be given to the owner or the person or persons responsible for said violation.
  - 1.1 Methods of Notice - Such notice prescribed above shall be in accordance with all of the following:
    1. Be in writing.
    2. Include a description of the real estate (current street address and pin number).
    3. Include a statement that states the defects that constitute the violation of the Building Ordinance and prescribe the action to be taken by the owner of the building to comply with the Building Ordinance and the time within which compliance must be accomplished. Such time shall be fair and reasonable and subject to reasonable extension when requested in writing, for reasons that the authority having jurisdiction may consider as justifying an extension of time. All extensions of time shall be given by the authority having jurisdiction, in writing.
    4. Inform owner or person or persons responsible of their right to file an appeal with the Village of Homer Glen.
  - 1.2 Methods of Service - Such notice shall be deemed to be properly served if it is:
    1. Delivered personally or posted in a conspicuous place on the site; or

2. Sent by first-class mail or facsimile addressed to the last known address. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure or equipment affected by such notice.

- 1.3 Recording of Notice of Violation - If the owner of the property has not complied with the requirements as stated in the notice of violation within the time specified, the Village of Homer Glen may file an appropriate instrument in the office of the clerk of the circuit court, to be recorded in the public records of the jurisdiction in which the violation occurred, indicating that violations of this Building Ordinance exist upon the property involved.

The recording of the notice of violation shall constitute legal notice to all concerned, as well as to any subsequent purchasers, transferees, grantees, mortgagees, lessees and all persons claiming or acquiring interest in the property. When the violation specified in the notice of violation has been corrected and the Village of Homer Glen has determined that all fees have been paid, the Village of Homer Glen shall file a certificate attesting that the violation has been corrected.

Section 7.12: Referenced Standards - The standards and codes referenced in this ordinance shall be considered part of the requirements of this ordinance to the prescribed extent of each such reference. Where differences occur between provisions of a code and the referenced standard the most restrictive provisions shall apply.

Section 8: Technical Amendments and Clarifications Regarding Minimum Building Requirements – The following Codes shall set forth the minimum requirements:

- 8.1 The International Building Code 2000, International Residential Code 2000, Illinois State Plumbing Code, current edition, International Fire Code 2003, International Mechanical Code 2000, International Property Maintenance Code 2000, International Energy Conservation Code 2000 with supplements and Illinois Energy Conservation Code for Commercial Buildings with supplements, current editions, International Fuel Gas Code 2000, the most current editions of the ADOPTED NFPA STANDARDS found in appendix 2 and any amendments thereto.
- 8.2 All habitable interior wall and ceiling surfaces shall be covered with a minimum of one-half (½) inch gypsum wallboard or approved equal. No backup is required for one (1) inch nominal solid paneling.
- 8.3 Special Conditions and Tests: When special conditions exist or arise during construction which necessitate additional precautions, the Building Official may require work and testing in excess of these requirements at the expense of the owner.

- 8.4 Site Preparation: No excavation, stripping of organic material or removal of vegetable matter shall be done before drawings with elevations are submitted and approved by the Building Department.
- 8.5 Dumpster and porta-john shall be placed on the job site prior to framing to insure public safety, health and welfare. If a builder has multiple job sites within a subdivision, porta-john spacing of one unit/500 lineal feet of roadway is permitted. Builders sharing porta-john facilities shall provide the Village with a "letter of agreement to share such" for approval by the Village.
- 8.6 When a kneewall is supporting two (2) stories and a roof, the kneewall shall be constructed with a minimum of 2 x 6 studs.
- 8.7 Construction documents (plans) must be on site for all inspections (exceptions: underground plumbing, electrical service, backfill, insulation, firebox, EIFS, masonry stucco, masonry flashing, tie downs, pools, re-roofs and siding inspections).
- 8.8 In all multi-unit buildings where two or more tenants are proposed, a minimum two (2) hour fire barrier shall be provided between each tenant.
- 8.9 Fire stopping compounds shall have a flame spread rating no greater than 50 and comply with ASTM E-84. Approved caulk, mineral wool or rock wool is acceptable but in no case shall drywall compound be used as a fire or draft stop.
- 8.10 Gutters and down spouts must be provided on all buildings. Install gutters and down spouts unless the building official specifically permits omission. All exterior doors shall be protected from roof runoff by a continuous gutter and downspout or as approved by the Building Official.
- 8.11 All spaces between any chimney and floors or ceilings through which the chimney passes must be fire stopped with noncombustible material and installed as per building official.
- 8.12 All manufactured fireplace-box shaft-walls shall be covered to the first firestop with 5/8" Type "X" drywall and fire taped.
- 8.13 Effective erosion control practices shall be followed during all earth moving, storage and placement operations so as to prevent sediments from leaving the site and as required by the Building Official. In addition, the construction process shall be so organized and conducted so as to prevent equipment from dragging or carrying mud or dirt onto public streets. Where this may accidentally occur, the builder or his responsible agent shall immediately clean the road surface. Silt fence when required, shall be maintained until final site work is installed.

- 8.14 Address Numbers: New and existing buildings and tenant spaces shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Exterior numbers shall be a minimum of 6 inches high. Interior tenant spaces shall be a minimum 4-inch high numbers.

## Section 9: Technical Amendments and Clarifications Regarding Minimum Foundation, Basement, Crawl Space and Garage Requirements

- 9.1 Cold Weather Concrete Practice- The I.C.C. Council and the American Concrete Institute have established thresholds for placement of concrete when cold weather conditions exist and are incorporated herein. The following information is from various excerpts of the applicable code sections as they apply to the placement of concrete in cold weather conditions.

### 9.1-1 Protection of Concrete or Masonry in Cold Weather

Footings can be poured when the temperature is 20 degrees Fahrenheit or above, however the following precautions must be adhered to:

Concrete shall be maintained at a temperature of not less than 50 degrees Fahrenheit for a minimum of 3 consecutive days after placement of concrete.

**INSULATED BLANKETS MUST PROTECT THE CONCRETE AND FORMS LEFT IN PLACE.**

The excavation should not be left open for more than 24 hours. Protection must be provided to keep soil from freezing with STRAW or INSULATED BLANKETS.

### 9.1.2 Foundation Walls

Foundation walls can be poured when the temperature is 40 degrees Fahrenheit or above.

Concrete shall be maintained at a temperature of not less than 50 degrees Fahrenheit for a minimum of 7 consecutive days.

**INSULATED BLANKETS SHALL BE SECURELY FASTENED TO BOTH SIDES AND THE FORMS MUST BE LEFT IN PLACE.**

### 9.1.3 Interior Flatwork

After the first frost, it is the discretion of the Building Official if flat work can continue. Flat work is allowed if the temperature of the concrete is maintained at 50 degrees for 7 consecutive days after concrete placement.

The use of salamanders, or other equipment that exhaust flue gases into the area above concrete floors must be avoided, because of the danger of carbonation to the fresh concrete.

The I.C.C. Code Council and American Concrete Institute provides for alternates for the above. High early strength may be used to substitute the following guidelines. An increase in the amount of cement to a minimum of a 6-bag mix and maintaining the concrete at 50 degrees for 3 consecutive days provides an option for the builders. Additionally, admixtures for high early strength may be added in accordance with the manufactures requirements.

The use of visqueen and straw are not an acceptable means of protection, INSULATED BLANKETS ONLY.

Please contact the Building Department prior to ordering concrete.

- 9.2 Drain tile shall be installed around the outside of the foundation adjacent to the footings, leading to a sump pump, which shall discharge into an approved drainage facility. Drainage must be provided on all basement and crawl spaces. With the prior approval of the Building Official, drain tile may be "daylighted", at his sole discretion.
- 9.3 In no case shall footing drains be connected to any sanitary sewer system, or septic system.
- 9.4 Footings for single family dwelling units containing no basement or crawl space are permitted provided that it has a trench footing that is a minimum 12" width and a minimum of 42" depth. This depth is to be measured below finished grade.
- 9.5 Bottom of footings, shall be not less than three feet six inches (3'6") below finished grade, except where placed on solid bed rock. Minimum size of footings shall be 10" x 20" with standard "keyway", or as approved by the Authority Having Jurisdiction.
- 9.6 A foundation wall is required under all stoops supporting a roof.
- 9.7 Foundation shall be backfilled with clean fill. Do not use debris for backfilling.
- 9.8 All columns supporting beams must rest on a minimum 36" x 36" x 12" deep concrete pier footing. Rivet, weld or bolt top of steel column to steel girders (or

lag screw to wood girders) and anchor bottom of column to footing with bolts or embed in concrete.

- 9.9 All floor slabs shall be a minimum of 4" thick concrete including all accessory structures. All slabs shall have a minimum of four-inch stone base.
- 9.10 When concrete floor is installed in heated areas, a vapor barrier must be provided.
- 9.11 The wing walls used to support stoops must be properly reinforced.
- 9.12 Detached garages shall have a minimum 12" wide by 18" deep trench footing with a minimum 4" slab and 6" stone base. All sheds (where the maximum dimension is less than 16 foot in any dimension) shall provide a minimum four inch slab with eight inch thicken edge and steel r-mesh.
- 9.13 An attached garage shall be completely separated from the residence and its attic by a minimum 5/8" drywall applied to the garage side with joints properly taped and cemented, or equivalent.
- 9.14 Concrete shall be placed only on clean compacted fill (compacted to 95% Proctor density) stone fill or virgin clay free from any vegetation debris or organic soils.
- 9.15 All structural pier drawings shall be designed and stamped by a registered design professional and, where required, by the Building Official.
- 9.16 All wood decks enclosed or otherwise after removal of organic vegetation shall have installed a minimum of two inch stone base over six mil visqueen or as approved by the Building Official. (exception to the above where the entire space under the deck is readily accessible).

#### Section 10: Technical Amendments and Clarifications to the Minimum HVAC Requirements

- 10.1 Permits: A permit must be obtained for the installation of any mechanical work.  
  
Exception: Any portable equipment, minor repairs, or self-contained refrigeration systems.
- 10.2 License: All mechanical contractors engaged in the performance of HVAC work shall be registered by the Village.
- 10.3 It shall be unlawful for any person to alter, disturb or change any equipment or to permit any equipment to be altered, disturbed, or changed unless done in conformity with the regulations in this Building Ordinance.

- 10.4 Exhaust Systems: Every bath and toilet room shall be ventilated by either an exterior window opening to the outer air of not less than 3 sq. feet in area or by a mechanical ventilation system vented directly to the atmosphere. Bath exhaust fans shall not be vented to attic or soffit areas. All exhaust vent(s) shall terminate in an approved fitting. All bathroom exhaust ductwork in an unconditioned space shall be insulated.
- 10.5 Equipment Installation: Heating equipment may not be installed in attic or crawl space areas unless such equipment is installed within a conditioned space.
- Crawl: Any equipment installed in a crawl must be installed on a concrete slab which extend a minimum of 3 feet in width along the control side of the equipment All equipment located in a crawl space shall be raised at least 8" above the slab.
- Interior Installations: All basement installations shall be raised a minimum of 3" above the adjoining floor.
- 10.6 All buildings are to have an external shutoff valve for liquid or vapor fuels located on the building.
- 10.7 All vents for combustible fuel appliances shall terminate a minimum of 35 inches above final grade.

#### Section 11: Technical Amendments and Clarifications to the Minimum Plumbing Requirements

- 11.1 All work shall be in conformance with the current edition of the Illinois State Plumbing Code and the following amendments. The Uniform Plumbing Code shall no longer apply within the Village.
- 11.2 Two inch cleanout is acceptable under the kitchen sink or below the floor; in the basement or crawl space.
- 11.3 Crawl spaces, with concrete surfaces, may drain towards the basement; with a hole in the wall or a depression in the foundation wall but shall not affect the structural integrity of the wall.
- 11.4 All plastic and fiberglass laundry tubs shall be fastened to a wall and/or floor in such a manner as to make them secured.
- 11.5 Any plumbing fixture that is installed below grade must be discharged to a gas tight overhead sewer (ejector pit) or gravity if proper pitch is maintained to the septic system.

- 11.6 All water supply and distribution lines shall be of type L or M copper for above ground and type K copper for underground.
- 11.7 The rough plumbing shall be fully approved; in writing, prior to any insulation being installed.
- 11.8 All future plumbing fixtures must have the waste and vent completed for the rough inspection, with all waste openings capped or plugged gas tight.
- 11.9 All handheld showers shall have a 1016 ASSE antiscald valve and dual check.
- 11.10 A vented floor drain shall be required in the basement discharging to an ejector pit and piped to the sanitary sewer as per Section 890.1370.
- 11.11 Access panels for whirlpool motor repairs shall be 14"H by 14"W or as per manufacturer's specifications.
- 11.12 Stud guards are required on all waste vent and water pipes with less than 1 ½ inch clearance behind rough wall.
- 11.13 There shall be no plumbing rough inspections until the rough HVAC has been completed or at the discretion of the building or plumbing inspector.
- 11.14 All water and sewer contractors shall be licensed, bonded and registered, including a State Plumbers License.
- 11.15 A homeowner who submits a permit application showing that the plumbing is being done by "owner" or "self" shall have no one else perform the work unless compliance with the Village of Homer Glen Registration, Bonding and Insurance Ordinance is complied with.
- 11.16 All permit applications shall have attached a "letter of intent" from the plumbing contractor. If during construction the contractor changes, a "letter of release" shall be submitted by the permitted-contractor and all work will be stopped until the Building Department approves this letter.
- 11.17 All gas piping shall be sized, installed and tested as per the adopted codes, rules and regulations herein.
- 11.18 Air chambers are required to be installed on all fixture units.
- 11.19 A safe pan is required to be installed under all hot water heaters, washing machines, furnaces with air conditioners, plumbing fixtures, appurtenances and appliances used to receive or discharge sanitary wastes or other fluids and shall be

connected to a properly installed drainage system when installed over a habitable space.

- 11.20 When overhead doors are to be installed that may allow passenger vehicle storage. Floor drains are to be installed as per the most current edition of the Illinois State Plumbing Code.

## Section 12: Technical Amendments and Clarifications to the Minimum Electrical Requirements

- 12.1 The National Electrical Code 1999 edition (NEC) shall apply to all electrical installations as though fully written and set forth herein, except as specifically noted otherwise in this Building Ordinance. The I.C.C. Electrical Code shall no longer apply within the Village.
- 12.2 Registration: All Electrical contractors engaged in the performance of electrical work shall be registered by the Village. The contractor shall file with the Building Department a copy of the valid registration.
- 12.3 Permits: Permits are required for all electrical work. Permits for electrical work shall be issued only when a duly licensed and bonded electrical contractor is listed on the permit application. It shall be unlawful for any person to install, alter, or repair any electrical wire or apparatus by authority of the permit issued to and the use of some other person.

Exception: Qualified homeowners who can demonstrate their ability to perform such work, to the satisfaction of the Building Department, may do work on their own place of residence.

In all cases, except single family dwellings, before any electrical service receives a permit, an electrical license must be on file with the Building Department.

- 12.4 It shall be unlawful for any person to alter, disturb or change any electrical wiring or equipment or to permit any electrical wiring or equipment to be altered, disturbed, or changed unless done in conformity with the regulations in this Building Ordinance.
- 12.5 Where rework or rewiring of any building or structure is 50% or more, then all wiring in the entire structure shall be installed as per the currently adopted electrical code.
- 12.6 Electrical metallic tubing (thin wall) shall not be installed underground or in concrete that is in contact with the earth.
- 12.7 All electrical services shall be rigid metal conduit, or intermediate metal conduit.

- 12.8 No more than 10' of service entrance conductor shall be allowed or protected without a means of disconnect.
- 12.9 If required by the authority having jurisdiction, a diagram showing service and feeders wire sizes, type of conductors, calculated loads, the area in square feet being supplied, and demand factors shall be supplied. Also panel schedules shall show connected loads, total connected loads per phase.
- 12.10 NEC 210-8 shall be amended to apply to all structures.
- 12.11 NEC 210-52(b) Exception No. 2 shall read as follows: The receptacle outlet for refrigeration equipment shall be supplied from an individual branch circuit rated 15 amperes or greater.
- 12.12 At NEC 210-8(b), add new item #3 as follows: Outdoors.
- 12.13 Sizing of electrical services for dwellings: (All measurements shall be taken from the outside of the walls of the dwelling unit).
- 2500 sq.ft to 3500 sq.ft. shall have a minimum size electrical service of 200 amperes or greater.
- Dwelling units over 3500 sq.ft. shall have electrical services rated at least 350 amperes or greater.
- Exception: Load calculations may be presented to the Building Department for review. The Village determines the proper size electrical service based on the load calculation submitted. At no time shall the total calculated load exceed 80% of the service size.
- 12.14 Storage spaces of 5sq. ft. or more shall be illuminated.
- 12.15 All fixtures shall have at least one lamp installed and all receptacles intended to be used for switched lighting shall be marked for the final inspection.
- 12.16 All garages attached or unattached with power are required to be on its own 20 ampere circuit. (The 20 ampere circuit is a minimum requirement; more circuits may be added or required as needed.)
- 12.17 All ½ horsepower or larger motors and all appliances rated at 1127 VA or greater shall be on its own dedicated circuit.
- 12.18 Every panel box must have each circuit labeled. All electrical panels must be located a minimum of three (3) feet away from the sump or ejector pit.

12.19 At NEC 210-5 add a new subsection as follows, to read:

All three phase 120/240 volt services shall have phases marked (A) Black (B) Red and (C) Blue

Add new subsection (d) as follows:

All three phase 277/480 volt services shall have phases marked (A) Brown, (B) Orange (C) Yellow with the neutral being of a gray color. Junction boxes shall be marked 277/480 volts with a permanent marker or approved sticker type products.

12.20 In commercial and industrial installations all switches for Fire Alarms and Burglar Alarms shall be equipped with mechanical lockouts to prevent an accidental turnoff of the circuits.

12.21 Add in NEC 680-8 Overhead Conductor Clearances: No above or in-ground swimming pool, hot tub, or recreational equipment capable of holding water or decks shall be allowed under any aerial wiring. Delete in section 680: community antenna systems.

12.22 All commercial/industrial parking facilities having moderate to heavy traffic shall require Galvanized Steel Conduit (IMC) under the paved areas for all power and lighting installations.

12.23 NEC 250-50 (a) (1) shall read: Continuity- continuity of the grounding path or bonding connection to interior piping shall not rely on water meters, water softeners, water heaters, water filtering devices or other similar equipment.

Section 13: Technical Amendments and Clarifications to the International Building Code  
2000

13.1 Section 101.1 Title, is amended to read: These regulations shall be known as the Building Code of the Village of Homer Glen, Illinois hereinafter referred to as "this code."

13.2 Section 101.2.1 Appendices, is amended to read: Appendices B, C, F, G, and I are specifically adopted by the Village of Homer Glen, Illinois and shall apply.

13.3 Section 101.4.1 Electrical, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.

13.4 Section 101.4.4 plumbing, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.  
Delete International Private Sewage Disposal Code and amend as follows: Will County Health Department.

- 13.5 Section 102.4 Referenced codes and standards shall be amended to read: The codes and standards referenced in this Building Code shall be those that are listed in Chapter 35 and such codes and standards shall be considered part of the requirements of this Building Code to the prescribed extent of each such reference. Where differences occur between the provisions of this Building Code and the referenced standards, the most stringent provision apply. The following standards shall be added to Chapter 35 in their entirety NFPA -99, NFPA 13D - 99, NFPA 13R -99, NFPA 14 – 98, NFPA 70 -99, NFPA 25 -99, and NFPA 101 - 2000.
- 13.6 Section 105.2 Work exempt from permit is amended as follows: Delete Section One under "Building" in its entirety. Delete Section Five under "Building" in its entirety.
- 13.7 Section 106.1 Submittal documents, is amended to read: Construction documents, special inspection and structural observation programs, and other data shall be submitted in three sets with each application for a permit. The construction documents shall be prepared by a registered design professional, registered in the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. All truss design drawings shall be submitted at the time the permit is issued.
- 13.8 Section 107.3 Temporary power, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.
- 13.9 Section 108.6 refunds, is amended to read: Requests for fee refund shall be submitted in writing to the Chief Building Official and to the Director of Community Development for possible consideration and if approval is granted, the refund will be reimbursed as soon as possible.
- 13.10 Section 109.3.8 Other Inspection, is amended to add the following: Masonry firebox inspection shall be made prior to setting of first flue for each firebox. Rough E.I.F.S. and Masonry Stucco Inspection, shall be made before base coat installation and after framing inspection has been approved or at the discretion of the building inspector.
- 13.11 Section 201.3 Terms defined in other codes, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.12 Section 402.1.2 Fire department access to fire equipment, is added to read: In buildings, structures or strip mall shopping centers where there is no common

area, fire alarm panels and sprinkler valves shall be located in a room accessible only to fire district personnel from the exterior of the building.

- 13.13 Section 406.2.2 Clear height, is amended as follows: Delete ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code, current edition.
- 13.14 Section 412.1.6 Accessibility, is amended as follows: Delete Chapter 11 and insert to read: Illinois Accessibility Code, current edition.
- 13.15 Section 415.7.4 Cleaning plants, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.16 Section 415.9.2.8.1 General, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.
- 13.17 Section 501.2 Premises identification, is amended to read as follows: New and existing buildings and tenant spaces shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be on the exterior six (6) inches high front and rear. Interior tenant spaces shall be a minimum of four (4) inches high.
- 13.18 Section 716.5 Combustibles in concealed spaces in Type I and Type II construction, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.19 Section 805.1.1 Decorative Vegetation, is added as follows: Natural cut trees shall be prohibited in all Group A, B, E, F, H, I M, S and U Occupancies.
- 13.20 Section 901.6 Supervisory service, is amended to read: Alarm, supervisory and trouble signals shall be distinctly different and be directly connected to the communications center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official as defined in NFPA – 72 – 1999.
- 13.21 Section 901.6.1 Automatic sprinkler systems, is amended to read: Automatic sprinkler systems shall be monitored by the communications center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire official as defined in NFPA 72 – 1999 edition.

Exceptions:

- 1. A direct connection is not required for detached single family homes.
- 2. Deleted.

- 13.22 Section 901.7 Fire Areas, shall be added to read: All buildings, structures and tenant spaces shall be provided with a key for the knox box to be used by the Fire District in case of an emergency.
- 13.23 Section 901.7.1 Knox box required, shall be added to read: All buildings, structures or tenant spaces to be supervised as required by this code shall provide a knox box for placement of keys for access to the building, structure or tenant space for the fire district's use in case of emergency. Large facilities including strip malls, multi-tenant buildings and shopping centers will require multiple knox boxes.
- 13.24 Section 901.7.2 Knox box location, is added to read: The location of the knox box shall be by the main entrance and other specified locations as determined by the Fire Official.
- 13.25 Section 901.7.3 Knox box mounting height, shall be added to read: The knox box shall be mounted between a minimum of eighteen (18) inches to a maximum height of six (6) feet above the immediate surrounding grade in which a person can stand on without any assistance.
- 13.26 Section 907.7.4 Knox box supervision, shall be added to read: All knox boxes required by this code shall be monitored in the "trouble mode" of the fire alarm panel by the Communication Center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District.
- 13.27 Section 907.5 Knox electronic cut off switch, is added to read: A knox cut off switch is required in all buildings of all use groups with multiple electric panel rooms or in buildings with a service of eight hundred (800) or more amps. The cut off switch shall be located at the main front entrance or vestibule. It is to be mounted at six (6) feet above finished grade. In buildings that have an emergency generator, a second cut off switch may be required by the Fire official.
- 13.28 Section 902.1 Definitions shall have the following words defined:
- [F] COMMUNICATIONS CENTER.** The remote station of the Homer Township Fire protection District, the Northwest Homer Fire Protection District, the Mokena Fire Protection District or the New Lenox Fire Protection District.
- [F] KNOX BOX.** A supervised key vault utilized by fire personnel for access to buildings in an emergency situation.
- 13.29 Section 903.1.3 Floor Plan, is added to read: A diagram showing design areas served by individual risers on multi riser systems shall be located in the sprinkler room in buildings with suppression systems.

- 13.30 Section 903.2.1 Group A, is amended to read: An automatic fire sprinkler system shall be provided throughout all Group A Occupancies.
- 13.31 Section 903.2.1.6 Group B, is added to read: An automatic fire sprinkler system shall be provided throughout all Group B Occupancies.
- 13.32 Section 903.2.2 Group E, is amended to read: An automatic fire sprinkler system shall be provided throughout all Group E Occupancies.
- 13.33 Section 903.2.2 Group F-1, is amended to read: An automatic fire sprinkler system shall be provided throughout all Group F Occupancies.
- 13.34 Section 903.2.4 Group H, is amended to read: An automatic fire sprinkler system shall be provided throughout all Group H Occupancies.
- 13.35 Section 903.2.6 Group M, is amended to read: An automatic fire sprinkler system shall be provided throughout all Group M Occupancies.
- 13.36 Section 903.2.7 Group R-1, is amended to read: An automatic sprinkler system shall be provided throughout all buildings and/or areas of use Group R. An automatic fire sprinkler system shall be provided throughout in Duplex's and all Town-Homes in accordance with Section 903.3.1.3. (Use Group R-1 and R-2)
- Exception: Detached single-family dwellings are only required to have a fire sprinkler head attached to domestic piping in the furnace area of the residence.
- 13.37 Section 903.2.8 Group S is amended to read: An automatic fire sprinkler system shall be provided throughout all Group S Occupancies.
- 13.38 Section 903.12.3 Buildings over 55 feet in height, is amended to read: Section 903.12.3 Multi-story buildings. An automatic sprinkler system shall be installed throughout all buildings more than two (2) stories or forty (40) feet in height or when there is more than one (1) story below the highest level of fire department vehicle access.
- 13.39 Section 903.3 Installation Requirements, is amended to read. The automatic sprinkler system shall be installed in compliance with NFPA Standards 13, 13R or 13D and the State of Illinois Plumbing Code.
- 13.40 Section 903.3.1.4 Safety factor, is added to read: Hydraulically calculated sprinkler systems shall maintain a minimum of ten percent (10%) or five (5) PSI pressure cushion (whichever is greater) between the seasonal low water supply and the total sprinkler demand. The sprinkler demand shall include the sprinkler demand and hose stream demand.

- 13.41 Section 903.3.5 Water Supplies, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.42 Section 903.3.7 Fire department connection, shall be amended to read: Hydrants shall be located within 75' (seventy-five) feet to any fire department sprinkler or standpipe connection as determined by the Fire Official.
- 13.43 Section 903.4.1 Signals, is amended as follows: Alarm, supervisory and trouble signals shall be distinctly different and shall be directly connected to the communications center of the Homer Township Fire Protection District or the Northwest Homer Fire protection District in a method approved by the Fire Official as defined in NFPA 72 – 1999 edition.
- 13.44 Section 903.4.2.1 Tenant Space Light, is added to read as follows: In addition to being supervised, every tenant space in a shopping center, strip mall, or other building where there are multiple tenants shall have a flashing light (to identify system activation) visible in a location approved by the Fire Department.
- 13.45 Section 904.3.1 Electrical wiring, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.
- 13.46 Section 904.3.5 Monitoring, is amended to read as follows: All automatic fire extinguishing systems shall be monitored by a fire alarm system directly connected to the communications center of the Homer Township Fire Protection District or the Northwest Homer Fire protection District, in a method approved by the Fire Official in accordance with NFPA 72.
- 13.47 Section 905.2.1 Type of Standpipe, shall be added to read: A Class I standpipe connection with a 1-1/2" reducer shall be utilized for all standpipe applications and installed in accordance with NFPA 14.
- 13.48 Section 905.3.2 Building area, is amended to read: Standpipe systems shall be installed in all buildings where any portion of the buildings' interior area is more than one hundred fifty feet (150') of travel vertically or horizontally from the nearest point of fire department vehicle access.
- 13.49 Section 906.1 General, is amended to read as follows: Portable fire extinguishers shall be installed in all occupancy use groups and have a minimum of one fire extinguisher located within five (5') feet of each exterior door. All other areas shall have extinguishers installed in accordance with NFPA 10 or where required by the Fire Official.

- 13.50 Section 906.1.2 Size and distribution, is added to read: The minimum size extinguisher for use in all occupancy groups shall be a ten (10) pound 4 A 60 BC. All other applications shall be in accordance with NFPA 10.
- 13.51 Section 907.2 Where required, is amended to read: An approved manual, automatic or manual and automatic fire alarm system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector.
- 13.52 Section 907.2.1 Group A, is amended to read as follows: An automatic and manual fire alarm system shall be installed and directly connected in all Group A occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.
- 13.53 Section 907.2.2 Group B, is amended to read: An automatic and manual fire alarm system shall be installed and directly connected in all Group B occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.
- 13.54 Section 907.2.3 Group E, is amended to read: An automatic and manual fire alarm system shall be installed and directly connected in all Group E occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.
- 13.55 Section 907.2.4 Group F, is amended to read: An automatic and manual fire alarm system shall be installed and directly connected in all Group F occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.
- 13.56 Section 907.2.5 Group H, is amended to read: An automatic and manual fire alarm system shall be installed and directly connected in all Group H occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.
- 13.57 Section 907.2.7 Group M, is amended to read: An automatic and manual fire alarm system shall be installed and directly connected in all Group H occupancies

to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.

- 13.58 Section 907.2.8 Group R, is amended to read: A manual fire alarm system and an automatic fire detection system shall be installed and directly connected in all Group R occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.

Exception: Buildings of use Group R-3

- 13.59 Section 907.2.8.2 Group S, is added to read: A manual fire alarm system and an automatic fire detection system shall be installed and directly connected in all Group S occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.

- 13.60 Section 907.2.10.1.3 Group I, is amended to read: An automatic and manual fire alarm system shall be installed and directly connected in all Group I occupancies to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire Official in accordance with NFPA 72.

- 13.61 Section 907.5 Wiring, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.

- 13.62 Section 907.8 Zones, is amended to read: Each floor shall be zoned separately and a zone shall not exceed twenty thousand (20,000) square feet. The length of any zone shall not exceed two hundred (200) feet in any direction; a zoning indicator panel and the associated controls shall be provided in an approved location. The visual zone indication shall lock in until the system is reset and shall not be cancelled by the operation of a public alarm – silencing switch. A separate zone by floor shall be provided for the following types of alarm initiating devices where provided:

- A. Detection devices.
- B. Sprinkler water flow alarms.
- C. Manual fire alarm boxes.
- D. Each tenant space in multi-tenant occupancies.
- E. Other approved type of automatic fire detection devices or suppression systems.

- 13.63 Section 907.8.3 Tenant space light, is added to read: In addition to being supervised, every tenant space in a shopping center, strip mall, or other building

where there are multiple tenants, shall have a visual device located at the store front, connected to the tenant's manual and/or automatic fire detection system to show unit activation.

- 13.64 Section 909.11 Power systems, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.
- 13.65 Section 909.16.3 Control action and priorities, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.
- 13.66 Section 1003.1 General requirements, is amended to read: The general requirements specified in this section shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter. The provisions of Chapter 34 of the International Building Code shall not be used to eliminate the installation requirements for exit signs and means of egress illumination systems.
- 13.67 Section 1003.2.10.1 Where required, is amended as follows: In all buildings and portions thereof, all required means of egress shall be indicated with two approved internally illuminated signs reading EXIT visible from the exit access and when necessary, supplemented by directional signs in the access corridors or wherever indicated or required, indicating the direction and way of egress. All EXIT signs shall be located at exit doors or exit access areas, so as to be readily visible. Sign placement shall be such that any point in the exit access shall not be more than 100 feet from the nearest visible sign. Two exit signs are required for every opening where exit signage is required by this ordinance. One sign shall be illuminated and installed as per I.B.C. 1003.2.10 and located above the exit opening. The other sign shall be located within two feet of the floor to the openable side of the opening and may be luminescent only and upon approval of the authority having jurisdiction.

Exceptions remain the same.

- 13.68 Section 1003.2.10.3 Graphics, shall be amended to read: Every exit sign and directional exit sign shall have plainly legible letters not less than six (6) inches high with principal strokes of letters not less than (.75) inches wide, the word exit shall be RED in color and shall be clearly discernable when the exit sign illumination means is or is not energized. If an arrow is provided as part of the exit sign, the construction shall be such that the arrow direction cannot be readily changed.
- 13.69 Section 1003.2.10.4 Exit sign illumination, is amended to read: Exit signs shall be internally illuminated. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.

13.70 Section 1003.2.10.5 Power source, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.

13.71 Section 1003.2.11.2 Illumination Emergency Power, shall be amended to read: 5. Conference rooms, training rooms, break rooms, lunch rooms and restrooms that accommodate more than one (1) occupant.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with the 1999 N.E.C.

13.72 Section 1003.2.13.5.5 Identification, is amended as follows: Delete ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code, current edition.

13.73 Section 1003.3.1.8 locks and latches, is amended to read: Egress doors shall be readily operable from the egress side without the use of a key or special effort.

Exceptions:

1. Places of detention or restraint.
2. Where approved by the code official, a readily visible durable sign is to be posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. This sign shall be in letters 1 inch high on a contrasting background.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware. The unlatching of any leaf shall not require more than one operation.
4. Doors from individual dwelling units and guestrooms of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are accessible from the inside without the use of a key or tool.

13.74 Section 1003.3.4 Ramps, is amended as follows: Delete ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code, current edition.

13.75 Section 1003.3.4.5.5 Doorways, is amended as follows: Delete ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code, current edition.

13.76 Section 1003.3.4.8 Edge protection, is amended as follows: Delete ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code, current edition.

13.77 Chapter 11 Accessibility, is to be deleted. All accessibility issues are to be referred to the Illinois Accessibility Code, current edition.

- 13.78 Section 1405.10.4 Grounding, is amended as follows: Delete ICC Electrical Code and insert to read: N.E.C. 1999.
- 13.79 Section 1503.4 Roof drainage, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.80 Section 1612.3 Establishment of flood hazard areas, is amended to include the following: Insert: "The Flood Insurance Study for Will County, dated April 15, 1982",
- 13.81 Section 1806.4.3 Drainage discharge, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.82 Section 2701.1 Scope, is amended as follows: Delete ICC Electric Code and insert N.E.C. 1999.
- 13.83 Section 2702.1 Installation, is amended as follows: Delete ICC Electric Code and insert N.E.C. 1999.
- 13.84 Chapter 29, Plumbing Systems, Delete Chapter 29 in its entirety and insert to read: All plumbing refer to Illinois State Plumbing Code, current edition.
- 13.85 Section 3003.2.1 Elevator phone, is added to read: All required emergency elevator phones shall dial directly to the communication center of the Homer Township Fire Protection District or the Northwest Homer Fire Protection District via the phone number designated by the Fire Official.
- 13.86 Section 3003.3 Elevator Keys, is added to read: All elevators shall have emergency keys accessible at a location specified by the Fire Protection District or Chief Building Official.
- 13.87 Section 3003.4 Elevator phone, is added to read: All required emergency elevator phones shall directly dial to the communication center for the Homer Township Fire Protection District or the Northwest Homer Fire Protection District in a method approved by the Fire official. The elevator phone shall also conform to the Illinois Accessibility Code, current edition.
- 13.88 Section 3305.1 Facilities required, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 13.89 Section 3401.3 Compliance with other codes, is amended as follows: Delete International Plumbing Code, International Private Sewage Disposal Code, and ICC Electrical Code and insert to read: Illinois State Plumbing Code, current edition and N.E.C. 1999.

13.90 Section 3402.1 Existing buildings or structures, is amended as follows: Add the following to the last sentence: The provisions of Chapter 34 shall not be used to eliminate the installation of any fire protection system.

13.91 Section 3409.2.5 Accessibility requirements, is amend to read: All portions of buildings proposed for change of occupancy shall conform to the accessibility provisions of the Illinois Accessibility Code, current edition.

Section 14: Technical Amendments and Clarifications to the International Energy Conservation Code 2000

14.1 References - Wherever the phrase “Name of Jurisdiction” appears, it shall be deemed to refer to the Village of Homer Glen. Wherever the phrase “code official” appears, it shall be deemed to refer to the Village of Homer Glen Building Official.

14.2 Section 101.4.1.3. Electricity or fossil fuels not used, is added to read: Buildings that do not use either electricity or fossil fuel for comfort conditioning. For purposes of determining whether this exemption applies, a building will be presumed to be heated by electricity, even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of 100 amps, unless the Building Official determines that this electrical service is necessary for purposes other than providing electric comfort heating.

14.3 Section 101.4.1.4 Otherwise exempt buildings, is added to read: Buildings otherwise exempt from the provisions of the Building Code for the Village of Homer Glen and buildings that do not contain a conditioned space.

14.4 Section 101.5 Other Regulations, is added to read: When the provisions herein specified for health, safety, and welfare are more restrictive than other regulations, the Energy Code shall control; but in any case, the most rigid requirements of either the Energy Code or other regulations shall apply whenever they may be in conflict. Nothing herein shall be construed as authorizing any use or construction not authorized by the zoning, subdivision, and other applicable ordinances of the Village of Homer Glen, and the mention of uses and building types, sizes, or configurations of the Energy Code that are not permitted by other ordinances of the Village of Homer Glen shall not be given any force, effect, or meaning in the Village of Homer Glen. Terms not defined in the Energy Code shall be defined in a manner consistent with other ordinances of the Village of Homer Glen.

14.5 Section 101.6 Appeal, is added to read: Any person aggrieved by an action taken, order issued or determination made pursuant to this code, may appeal to the

Village Board of Trustees for reconsideration. The Board of Trustees may prescribe by rule or otherwise the manner in which such appeal should be heard.

14.6 Section 101.6.1 Court Review, is added to read: Any person aggrieved following an appeal as provided in Section 101.6 may petition the Will County Circuit Court in the manner provided by law for such relief as may be available under the circumstances.

14.7 Section 302.1 Exterior design conditions, is amended to read:

TABLE 302.1  
EXTERIOR DESIGN CONDITIONS

CONDITION	VALUE
Winter <sup>a</sup> , Design Dry-bulb	Zero
Summer <sup>a</sup> , Design Dry-bulb	91
Summer <sup>a</sup> , Design Wet-bulb	75
Degree days heating <sup>b</sup>	6,176
Degree days cooling <sup>b</sup>	940
Climate zone <sup>c</sup>	13B

a The outdoor design temperature shall be selected from the columns of 97-1/2 percent values for winter and 2-1/2 percent values for summer from tables in the ASHRAE Handbook of Fundamentals. Adjustments shall be permitted to reflect local climates which differ from the tabulated temperatures, or local weather experience determined by the code official.

b The degree days heating (base 65 degree F) and cooling (base 65 degree F) shall be selected from NOAA "Annual Degree Days to Selected Bases Derived from the 1961-1990 Normals," the ASHRAE Handbook of fundamentals, data available from adjacent military installations, or other source of local weather data acceptable to the code official.

c The climate zone shall be selected from the applicable map provided in Figure 302.1 (14).

14.8 Figures 302.1(1)-(13), is amended as follows: Delete the following pages in the Energy Code, and the figures situated thereon: Pages 12 through 24, inclusive, and Figures 302.1(1) through 302.1(13), inclusive.

14.9 Figures 302.1(15)-(51), is amended as follows: Delete the following pages in the Energy Code, and the figures situated thereon: Pages 26 through 62, inclusive and figures 302.1(15) through 302.1(15), inclusive.

14.10 Sections 802.2(5)-(29) is amended as follows: Delete the following pages in the Energy Code, and the tables situated thereon: Pages 116 through 165, inclusive, and Tables 802.2(5) through 802.2(29), inclusive.

14.11 Sections 802.2(31), is amended as follows: Delete the following pages in the Energy Code, and the tables situated thereon: Pages 168 through 169, inclusive, and Table 802.2(31).

14.12 Sections 802.2(33)-(37), is amended as follows: Delete the following pages in the Energy Code, and the tables situated thereon: Pages 172 through 181, inclusive, and Tables 802.2(33) through 802.2(37), inclusive.

2000 Section 15: Technical Amendments and Clarifications to the International Fuel Gas Code

- 15.1 Section 101.1 Title, shall be amended to read: These regulations shall be known as the Fuel Gas Code of the Village of Homer Glen.
- 15.2 Section 101.3 Appendices shall read: Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, and Appliances listed For use and Type B Vents; Appendix C, Exit terminals of mechanical Draft and Direct-Vent Venting Systems and Appendix D, Recommended Procedure for Safety inspection of and Existing Appliance installation are specifically adopted by the Village of Homer Glen and shall apply.
- 15.3 Section 106.5.2 Fee Schedule is amended to read: The fees for work shall be as indicated in the following schedule.  
AMENDMENT 1 - SCHEDULE OF BUILDING PERMIT FEES
- 15.4 Section 106.5.3 Fee refunds, is amended as follows:  
2. Insert 80%  
3. Insert 80%
- 15.5 Section 107.1 Required inspections and testing, is amended as follows: Insert in section after its last sentence:  
  
All underground inspections shall be required for the interior of a building. Any other inspection may be required by the code official at his discretion.
- 15.6 Section 108.4 Violation penalties, is amended as follows: The following shall be inserted:  
“specify offense” = Petty Offense  
“ amount” = \$500.00 per violation  
“number of days” = Maximum allowed by State Law
- 15.7 Section 108.5 Stop work order, is amended as follows: The following shall be inserted:  
“not less than \$500.00 dollars per violation  
Or more than \$500.00 dollars per violation”
- 15.8 Section 201.3 Terms defined in other codes, is amended as follows: Delete ICC Electrical Code and International Plumbing Code, and insert to read: NEC 1999 and Illinois State Plumbing Code, current edition.
- 15.9 Section 301.6 Plumbing connections, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.

- 15.10 Section 306.3.1 Electrical requirements, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 15.11 Section 306.4.1 Electrical requirements, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 15.12 Section 306.5.2 Electrical requirements, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 15.13 Section 309.2 Connections, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 15.14 Section 413.8.2.4 Grounding and bonding, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 15.15 Section 623.1.1 installation requirements, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 15.16 Section 623.2 Water heaters utilized for space heating, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.

Section 16: Technical Amendments and Clarifications to the International Mechanical Code 2000

- 16.1 Section 101.1 Title, is amended to read: These regulations shall be known as the Mechanical Code for the Village of Homer Glen.
- 16.2 Section 101.2.1 Appendices, is amended as follows: Appendix A, Combustion Air openings and Chimney Connector pass-throughs is specifically adopted by the Village and shall apply.
- 16.3 Section 106.5.2 Fee schedule is amended as follows: The fees for work shall be as indicated in the following schedule.  
AMENDMENT 1 - SCHEDULE OF BUILDING PERMIT FEES
- 16.4 Section 106.5.3 Fee refunds, is amended as follows:
  - 1. Insert 80%
  - 2. Insert 80%
- 16.5 Section 107.1 Required inspections and testing, is amended as follows: 1. Interior and exterior underground inspections shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When

excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

- 16.6 Section 108.4 Violation penalties. The following shall be inserted:
- |                   |   |                              |
|-------------------|---|------------------------------|
| “specify offense” | = | Petty Offense                |
| “amount”          | = | \$500.00 per violation       |
| “number of days”  | = | maximum allowed by State Law |
- 16.7 Section 108.5 Stop work orders. The following shall be inserted:  
“not less than \$500.00 or more than \$500.00 per violation”
- 16.8 Section 201.3 Terms defined in other codes, shall be amended as follows: Delete ICC Electrical Code and International Plumbing Code and insert to read: “N.E.C. 1999 and Illinois State Plumbing Code, current edition.”
- 16.9 Section 301.7 Electrical, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 16.10 Section 301.8 plumbing connection, is amended as follows: Delete International Plumbing Code, and insert to read: Illinois State Plumbing Code, current edition.
- 16.11 Section 306.3.1 Electrical requirements, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 16.12 Section 306.4.1 Electrical requirements, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 16.13 Section 513.11 power systems, is amended as follows: ICC Electrical Code and insert to read: NEC 1999
- 16.14 Section 513.12.1 Wiring, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 16.15 Section 602.1.1 Wiring, is amended as follows: Delete ICC Electrical Code and insert to read: NEC 1999
- 16.16 Section 908.5 Water supply, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.17 Section 1002.1 General, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.

- 16.18 Section 1002.2 Water heaters utilized for space heating, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.19 Section 1002.3 Supplemental water heating devices, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.20 Section 1005.2 Potable water supply, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.21 Section 1006.6 Safety and relief valve discharge, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.22 Section 1008.2 Discharge, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.23 Section 1009.3 Open type expansion tanks, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.24 Section 1201.2 Scope, is amended as follows: Delete International Plumbing code and insert to read: Illinois State Plumbing Code, current edition.
- 16.25 Section 1206.2 System drain down, is amended a follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.26 Section 1206.3 protection of potable water, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.
- 16.27 Section 1401.2 Potable water supply, is amended as follows: Delete International Plumbing Code and insert to read: Illinois State Plumbing Code, current edition.

Section 17: Technical Amendments and Clarifications to the International Property & Maintenance Code 2004

- 17.1 Section 101.1 Title, is amended to read: These regulations shall be known as the Property Maintenance Code for the Village of Homer Glen.
- 17.2 Section 102.3 Application of other codes, is amended as follows: Delete any reference to the International Plumbing Code, International Electrical Code and the International Zoning Code and insert: “To read Illinois State Plumbing Code, current edition and N.E.C. 1999. Delete the last sentence in its entirety.

17.3 Section 103.6 Fees, is amended as follows: The fees for work shall be as indicated in the following schedule.

AMENDMENT 1 - SCHEDULE OF BUILDING PERMIT FEES

17.4 Section 201.3 Terms defined in other codes, is amended as follows: Delete International Zoning Code, Delete International Plumbing Code, Delete International Electrical Code and insert: “To read Illinois State Plumbing Code, current edition and N.E.C. 1999

17.5 Section 303.14 insect screens, is amended as follows: Insert the dates “from March 15 to November 1”...

17.6 Section 305.4 Composting piles, is added to read: All composting piles shall be assembled and maintained in such a way as not to create a public nuisance.

17.7 Section 505.1 General, is amended as follows: In the last sentence delete “In accordance with the International Plumbing Code” and insert: “To read Illinois State Plumbing Code, current edition.”

17.8 Section 602.2 Residential occupancies, is amended to read: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F (18 degrees C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature of 6,155 heating degree days. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

17.9 Section 602.3 Heat supply, is amended to read: Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guest rooms or terms, either expressed or implied, to furnish heat to the occupants and maintain a temperature of not less than 65 degrees (18 degrees C) in all habitable rooms, bathrooms and toilet rooms from October 1 to April 30<sup>th</sup>.

Exception: Delete the last sentence in its entirety.

17.10 Section 602.4 Occupiable work spaces, is amended to read: Indoor occupiable work spaces shall be supplied with heat during “habitable working hours” of not less than 65 degrees.

17.11 Section 604.2 Service, is amended as follows: Delete ICC Electrical Code and insert N.E.C. 1999.

Section 18: Technical Amendments and Clarifications to the International Residential Code 2000

- 18.1 Section R101.1 Title, is amended to read: These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the Village of Homer Glen.
- 18.2 Section R102.5 Appendices is amended as follows: Appendix A, Sizing and capacities of gas piping; Appendix B, Sizing of venting, systems serving appliances equipped with draft hoods, Category 1 Appliances and appliances listed for use and Type B vents; Appendix C, Exit terminals of mechanical draft and draft vent venting systems; Appendix D, Recommended procedure for safety inspection of an existing appliance installation; Appendix F, Radon control methods; Appendix G, Swimming pools, spas and hot tubs; Appendix H, Patio Covers; Appendix J, Existing buildings and structures and Appendix K, Sound Transmission.
- 18.3 Section R105.2 Work exempt from permit, is amended as follows: Delete Section One under “Building” in its entirety. Delete Section four
- 18.4 Section R106.1 Submittal documents, is amended to read: Construction documents, special inspection and structural observation programs, and other data shall be submitted in three sets with each application for a permit. The construction documents shall be prepared by a registered design professional, registered in the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. All truss design drawings shall be submitted at the time the permit is issued.
- 18.5 Section R107.3 Temporary power, is amended as follows: Delete the I.C.C. Electric Code and insert to read: “1999 National Electrical Code.”
- 18.6 Section R108.5 Refunds is amended to read: Requests for fee refund shall be submitted in writing to the Chief Building Official and to the Director of Community Development for possible consideration and if approval is granted, the refund will be reimbursed as soon as possible.
- 18.7 Section R108.6 Plan review fees, is added and shall read as follows: All plan review fees shall be paid at the time that the permit is submitted.
- 18.8 Section R109.1A Inspections - Footings, is added to read as follows: Inspection of the footings shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and prior to placing of concrete.

- 18.9 Section R109.1.1A Inspection – Slabs, is added and shall read: Concrete slab inspection for all residential, commercial, industrial and multifamily structures, garage and basement slabs and all interior slabs and all accessory structures shall be inspected prior to placement of concrete with any required reinforcing steel is in place.
- 18.10 Section R109.1.1.B Inspection-Foundations is amended by adding the following: inspection of the foundation shall be made prior to the concrete placement and all forms and reinforcement is in place.
- 18.11 Section R109.1.5.2 Masonry inspection, is added and shall read: Masonry firebox inspections shall be made prior to setting of the first flue for each firebox.
- 18.12 Section R109.1.5.3 Rough E.I.F.S. and masonry inspection, is added and shall read: Rough E.I.F.S. inspection and masonry inspections shall be made before base coat installation and after frame inspection has been approved or at the discretion of the building inspector.
- 18.13 Section R109.1.5.4 Insulation inspection, is added and shall read: Insulation Inspections shall be made before the drywall is delivered.
- 18.14 Table R301.2(1) Climatic and Geographic Design Criteria, is amended to read:

**TABLE R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

<b>GROUND SNOW LOAD</b>	<b>WIND SPEED<sup>e</sup> (mph)</b>	<b>SEISMIC DESIGN CATEGORY<sup>g</sup></b>	<b>Weathering<sup>a</sup></b>	<b>Frost Line depth<sup>b</sup></b>	<b>Termite<sup>c</sup></b>	<b>Decay<sup>d</sup></b>	<b>WINTER DESIGN TEMP<sup>f</sup></b>	<b>ICE SHIELD UNDER- LAYMENT REQUIRED<sup>i</sup></b>	<b>FLOOD HAZARDS<sup>h</sup></b>	<b>AIR FREEZING INDEX<sup>i</sup></b>	<b>MEAN ANNUAL TEMP<sup>k</sup></b>
<b>30</b>	<b>100</b>	<b>A</b>	<b>Severe</b>	<b>42"</b>	<b>Moderate</b>	<b>Slight</b>	<b>0</b>	<b>Yes</b>	<b>See Zoning</b>	<b>Yes</b>	<b>50.6</b>

For SI: 1 pound per square foot=0.0479 kN/m<sup>2</sup>, 1 mile per hour=1.609km/h.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table with “very heavy,” “moderate to heavy,” “slight to moderate,” or “none to slight” in accordance with figure R301.2(6) depending on whether there has been a history of local damage.
- d. The jurisdiction shall fill in this part of the table with “moderate to severe,” “slight to moderate,” or “none to slight” in accordance with Figure R301.2(7) depending on whether there has been a history of local damage.
- e. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4. See amendment to Section R802.11.

- f. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the **International Plumbing Code**. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- g. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- h. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- i. In accordance with Sections R905.2.7.1, R905.4.3, R905.5.3, R905.6.3, R905.7.3 and R905.8.3, for areas where the average daily temperature in January is 25°F(-4°C) or less, or where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- j. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

18.15 Section R302.1 Exterior walls, is amended as follows: Delete Exception.

18.16 Section R303.6 Required heating, is amended by adding the following: Portable space heaters shall not be used to achieve compliance.

18.17 Section R309.2 Separation required, is amended to read: The garage shall be separated from the residence and its attic area by not less than 5/8-inch gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by not less than 5/8-inch gypsum or equivalent.

18.18 Section R310.1 Emergency escape and rescue opening, is amended by adding the following: If sleeping rooms are installed additional, each room will require emergency egress. All basements shall have at least one means of egress opening (onto a public street, public alley, yard or exit court) in compliance with R310 or an egress door with closest access to the exterior complying with R311.

18.19 Section R312.1 Two-family dwellings, the first sentence is amended to read: Dwelling units in two-family dwellings shall be separated from each other by a wall and/or floor assemblies of not less than 2-hour fire-resistive rating when tested in accordance with ASTM E 119.

18.20 Section R325.1 Premises identification, is amended by adding: Letters and numbers shall be at least six inches in height and legible from the street or road fronting the property.

18.21 Section R326.1 Scope, is amended to read: Accessible dwelling units shall comply with the current edition of the Illinois Accessibility Code.

- 18.22 Section R327.1.6 Protection of water supply and sanitary sewage systems, is amended as follows: Delete “in accordance with the plumbing provisions of this code and chapter three” and replace with: in accordance with the Illinois State Plumbing Code, current edition.”
- 18.23 Section R402.2 Concrete, is amended by adding: All residential concrete, cold weather installation, shall meet the requirements as amended in Article 200 of this adoption.
- 18.24 Section R407.3 Structural requirements, is amended as follows: Delete Exception only.
- 18.25 Section R703.2 Weather-resistant sheathing paper, is amended as follows: Delete Exceptions #2, #3 and #4.
- 18.26 Table R703.4 Weather-resistant siding attachment and minimum thickness, is amended as follows: Under the Column “Sheathing Paper Required”, replace all “No” with “Yes”
- 18.27 Section R802.11 Roof tie-down, first sentence, shall be amended to read as follows: Roof assemblies in the Village of Homer Glen, shall be designed with uplift pressures of 20 pounds per square foot or greater, as established in Table R301.2 (2), shall have rafter or truss ties provided at bearing locations in accordance with Table R802.11.
- 18.28 Section R1003.8 Smoke chamber, is amended by adding to the last sentence: “or as approved by the building official”.
- 18.29 Section R1307.4 Electrical appliances, is amended to read: Electrical appliances shall be installed in accordance with the 1999 N.E.C.
- 18.30 Section R2005.3 Electric water heaters, is amended to read: Electric water heaters shall also be installed in accordance with the 1999 N.E.C..
- 18.31 Section G2402.3 (201.3) Terms defined in other words, is amended as follows: Delete ICC Electrical Code and International Plumbing Code and add the 1999 National Electrical Code and the Illinois State Plumbing Codes, current edition.
- 18.32 Section G2410.2 (309.2) Connections, is amended as follows: Delete “Chapters 33 through 42” and add “the 1999 National Electrical Code”.
- 18.33 Section G2446.2 (623.2) Water heaters utilized for space heating, is amended as follows: Delete the words “this code” and add the Illinois State Plumbing Code, current edition and the N.E.C. 1999.

## APPENDIX CHAPTERS

- 18.34 Section AH106 Footings is amended to read: All columns supporting Patio Covers shall be required to have footings that extend below frost in conformance with Table R301.2 (1).
- 18.35 Section AJ101.3 Multiple categories of work, is amended to read: Work of more than one category may be part of a single work project. All related work permitted within a 6-month period shall be considered a single work project. Where a project includes one category of work in one building area and another category of work in a separate and unrelated area of the building, each project area shall comply with the requirements of the respective category of work. Where a project with more than one category of work is performed in the same area or in related areas of the building, the project shall comply with the requirements of the more stringent category of work.
- 18.36 Section AJ301.1.2 Plumbing materials and supplies, is amended to read: The following plumbing materials and supplies shall not be used unless in full compliance with the Illinois State Plumbing Code, current edition:
- 18.37 Section AJ301.2 Water closets, shall be amended to read: When any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the Illinois State Plumbing Code, current edition.
- 18.38 Section AJ301.4 Electrical, Exceptions: 1,2 and 3 shall be amended as follows: Delete the words “Chapters 33 through 42” and add, the 1999 National Electrical Code.
- 18.39 Section AJ501.5.1 Materials and methods, is amended as follows: All newly installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of the 1999 N.E.C.
- Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of the 1999 N.E.C.
- 18.40 Section AJ501.5.3.5 Clearance, is amended to read as follows: Clearance for electrical service equipment shall be provided in accordance with the 1999 N.E.C.

Section 19: SCHEDULE OF BUILDING PERMIT FEES

19.1 PLAN EXAM FEES

SINGLE FAMILY\* AND ALL OTHERS\*\*

(ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS)

			<u>Residential and Commercial</u>
401	to	1000 S.F.	\$150.00
1001	to	2000 S.F.	\$200.00
2001	to	3000 S.F.	\$250.00
3001	to	4000 S.F.	\$300.00
All mobile units			\$100.00

FOR EACH ADDITIONAL 1000 SQUARE FEET OR FRACTION THEREOF \$16.00. WHEN DETERMINED BY THE CODE OFFICIAL, THE PLANS WILL BE SENT TO A PROFESSIONAL PLAN REVIEWER WITH APPLICANT TO PAY ALL COSTS:

\* WHEN THE TERM "SINGLE FAMILY" IS USED IN THIS FEE SCHEDULE, IT SHALL REFER TO THE CONSTRUCTION, REPAIR OR ENLARGEMENT OF SINGLE FAMILY RESIDENCES, INDIVIDUAL DUPLEXES, INDIVIDUAL TOWNHOUSES AND THEIR RELATED STRUCTURES.

\*\* WHEN THE TERM "ALL OTHERS" IS USED, IT SHALL REFER TO THE CONSTRUCTION, ALTERATION, REPAIR OR ENLARGEMENT OF MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL BUILDINGS AND THEIR RELATED STRUCTURES.

ALL PLAN EXAM FEES SHALL BE NON-REFUNDABLE.

MINIMUM PLAN EXAM FEE: .....\$ 50.00.

PRELIMINARY CONFERENCE FEE \$50.00. THIS FEE SHALL BE CHARGED FOR THE PRELIMINARY PLAN REVIEW OF OTHER THAN SINGLE FAMILY BUILDINGS.

DRAINAGE (GRADING) REVIEW FEE: SEE DEVELOPMENT FEES IN THE **WILL COUNTY ZONING ORDINANCE.**

SPRINKLER REVIEW FEES

<u>Pipe Schedule</u>	<u>Hydraulic Calculation</u>
\$1.75/sprinkler up to 200 .....	\$3.50/sprinkler up to 200
\$1.50/sprinkler more than 200.....	\$3.00/sprinkler more than 200

Alternate Fire Protection Systems:

Carbon dioxide - \$100.00 up to 105lbs.      Halon: \$100.00 up to 35 lbs.(\$2.00.lb.over)

Dry chemical - \$250.00 plus alarm fees      Standpipe - \$125.00/standpipe

Fire detection and alarm systems - \$125.00 for the first 12,500 sq. ft. (prorate over 12,500 sq. ft.)

SMOKE DETECTION REVIEW FEE:..... \$150.00.

EXCEPTIONS: SINGLE FAMILY RESIDENCES SHALL BE EXEMPT FROM SMOKE DETECTION FEES.

19.2 BUILDING PERMIT FEES

THE VALUATION OF BUILDINGS FOR THE COMPUTATION OF THE BUILDING PERMIT FEE SHALL BE BASED ON THE FOLLOWING SCHEDULE OR AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. IF AN APPLICANT'S VALUATION IS HIGHER THAN THE SCHEDULE, THEN THE HIGHER FIGURE SHALL PREVAIL. THE FEE SHALL BE \$8.00 PER \$1000 COST OF CONSTRUCTION OR FRACTION THEREOF, WITH A MINIMUM FEE OF \$50.00.

19.2.1 RESIDENTIAL

1. SINGLE FAMILY AND MULTI FAMILY AND EXISTING STRUCTURES

ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS (EXCEPT GARAGE, CRAWL SPACE UNUSABLE ATTIC SPACE AND BASEMENT..... \$ 80.00 SQ. FT.

CRAWL SPACE, BASEMENT AND GARAGE....\$ 20.00 SQ. FT.

DECKS..... \$ 7.00 SQ. FT.

ACCESSORY BUILDINGS..... \$ 7.00 SQ. FT.

MOBILE HOMES.....\$ 50.00 SQ. FT.

2. MULTIFAMILY AND EXISTING STRUCUTRES

ALL AREAS WITHIN IUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS XCEPT BASEMENT, GARAGES AND

CRAWL SPACES.....\$50.00 SQ. FT.

BASEMENTS, GARAGES, CRAWL SPACES.....\$20.00 SQ. FT.

ACCESSORY BLDGS.....\$25.00 SQ. FT.

RECERATIONAL BUILDINGS.....\$50.00 SQ. FT.

19.2.2 INDUSTRIAL AND COMMERCIAL AND EXISTING STRUCTURES

(ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS)

ASSEMBLY.....	\$ 70.00 SQ. FT.
CHURCHES.....	\$ 64.00 SQ. FT.
BUSINESS.....	\$ 60.00 SQ. FT.
EDUCATIONAL .....	\$ 60.00 SQ. FT.
FACTORY AND INDUSTRIAL.....	\$ 40.00 SQ. FT.
INSTITUTIONAL.....	\$ 60.00 SQ. FT.
MERCANTILE.....	\$ 60.00 SQ. FT.
RESIDENTIAL (HOTELS, OTHER THAN R-3)...	\$ 65.00 SQ. FT.
STORAGE.....	\$ 60.00 SQ. FT.
HIGH HAZARD.....	\$ 80.00 SQ. FT.
UTILITY AND MISCELLANEOUS.....	\$ 60.00 SQ. FT.

19.2.3 MISCELLANEOUS BUILDINGS SHALL BE CLASSIFIED ACCORDING TO THE USE THEY MOST CLOSELY RESEMBLE.

19.2.4 CONVERTING FROM ONE TYPE OF OCCUPANCY TO ANOTHER TYPE OF OCCUPANCY AND/OR INCLUDES FIELD INSPECTIONS REQUESTED IN WRITING BY AN OWNER PRIOR TO PERMIT SUBMITTAL ..... \$200.00

THIS FEE COVERS INSPECTION BY THE VILLAGE OF HOMER GLEN BUILDING DEPARTMENT TO DETERMINE WHAT ADDITIONAL CODE REQUIREMENTS MUST BE MET. UPON APPLICATION FOR AN ACTUAL PERMIT, ALL NORMAL PERMIT FEES SHALL APPLY.

19.2.5 SWIMMING POOLS, HOT TUBS AND SPAS:

ABOVE GROUND.....	\$100.00 (TOTAL FEE)
IN-GROUND.....	\$300.00 (TOTAL FEE)
PUBLIC POOL.....	\$500.00 (TOTAL FEE)

19.2.6 DEMOLITION OF STRUCTURES

UNDER 650 SQ. FT. (GROSS).....	\$100.00
650 SQ. FT. AND UP.....	\$200.00

19.2.7 MOVING, RAISING, SHORING OR UNDERPINNING...\$ 50.00

19.2.8 REISSUANCE OR CANCELLATION OF PERMITS:

REISSUANCE OF PERMIT WITHIN SIX (6) MONTHS OF INITIAL ISSUANCE. NO WORK STARTED.....75% OF PERMIT

ALL PERMITS (WHERE WORK HAS STARTED) SHALL EXPIRE ONE YEAR AFTER ISSUANCE OF THE PERMIT IF THE CONSTRUCTION HAS

NOT RECEIVED A CERTIFICATE OF OCCUPANCY. FEES FOR REISSUANCE OF THE PERMIT SHALL BE AS FOLLOWS:

1). ANY PERMIT THAT HAS NOT BEEN REISSUED, PRIOR TO THE EXPIRATION DATE, WILL BE CHARGED THE ORIGINAL BUILDING PERMIT FEE TO CONTINUE WORK ON THE PROJECT.

2). TO REISSUE A PERMIT THAT HAS NOT EXPIRED. THE OWNER/CONTRACTOR SHALL PROVIDE, TO THE BUILDING DEPARTMENT, A SCHEDULE THAT SPECIFIES THE TIME TABLE FOR COMPLETION OF THE PROJECT. THE REISSUANCE PERMIT FEES SHALL BE CALCULATED BY DIVIDING THE ORIGINAL BUILDING PERMIT FEE BY 12 AND MULTIPLY THAT NUMBER BY THE NUMBER OF MONTHS (UP TO 6 MONTHS) REMAINING PRIOR TO THE ORIGINAL EXPIRATION DATE. ANY CONSTRUCTION THAT WILL EXCEED 6 MONTHS MUST PAY THE TOTAL ORIGINAL FEE. THE MINIMUM FEE TO REISSUE A PERMIT WILL BE NO LESS THAN \$50.00. BUILDING PERMITS SHALL NOT BE REISSUED MORE THAN TWICE.

TRANSFER OF PERMIT.....\$50.00

19.2.9 PLAN REVISIONS

INTERIOR.....10% OF ORIGINAL FEE  
ADDITIONAL SQ. FT.....(BASED ON NORMAL SCHEDULE OF FEES)

19.2.10 OCCUPANCY PERMIT FEES

MULTI-FAMILY (PER UNIT).....\$10.00 (\$25.00 MIN)  
MULTI-UNIT COMMERCIAL OR INDUSTRIAL  
(PER UNIT).....\$10.00 (\$25.00 MIN)  
SINGLE UNIT COMMERCIAL OR INDUSTRIAL  
0 – 10,000 SQ.FT.....\$25.00  
OVER 10,000 SQ.FT.....\$50.00

19.2.11 PLUMBING FEES:

PER PLUMBING FIXTURE.....\$15.00

THE TERM “FIXTURE” INCLUDES BUT IS NOT LIMITED TO:

- |             |              |                    |
|-------------|--------------|--------------------|
| TOILETS     | SINKS        | WATER HEATERS      |
| URINALS     | DISPOSAL     | DRINKING FOUNTAINS |
| WASH BASINS | DISHWASHERS  | SEWAGE EJECTORS    |
| BATH TUBS   | INTERCEPTORS | WATER SOFTENERS    |

SHOWERS                      FLOOR DRAINS      BIDETS  
 SERVICE SINKS      VEGETABLE SINKS  
 BOILERS                      HOT TUBS/SPAS  
 GREASE INTERCEPTORS  
 BACKFLOW DEVICES  
 ANY DEVICE REQUIRING PLUMBING CONNECTION

19.2.12 ELECTRICAL FEES:

- 1. MINIMUM FEE.....\$50.00
  
- 2. ELECTRICAL SERVICE (upgrades) INSTALLATIONS:  
 (SINGLE FAMILY ONLY)
  

  - 100 TO 300 AMP.....\$100.00
  - 301 TO 400 AMP.....\$200.00
  - 401 TO 600AMP.....\$300.00

ELECTRICAL SERVICE FOR MULTI-FAMILY DWELLING, COMMERCIAL AND INDUSTRIAL

100 Amp.....\$120.00  
 200 Amp.....\$120.00  
 400 Amp.....\$240.00  
 600 to 800 Amp.....\$300.00  
 801 to 1000 Amp.....\$450.00  
 1000 to 2000 Amp.....\$600.00  
 2001 Amp and over.....\$750.00

19.2.13 HEATING/AIR CONDITIONING

NEW COMMERCIAL OR INDUSTRIAL.....\$150.00  
 EXISTING COMMERCIAL OR INDUSTRIAL.....\$75.00

19.2.14 INSULATION:

NEW COMMERCIAL OR INDUSTRIAL.....\$150.00  
 EXISTING COMMERCIAL OR INDUSTRIAL.....\$75.00

19.3 MISCELLANEOUS:

19.3.1 WORK COMMENCED WITHOUT A PERMIT:

WHERE IT IS FOUND THAT CONSTRUCTION, ALTERATIONS, EXPANSION, REMOVAL OR DEMOLITION OF BUILDINGS OR STRUCTURES HAS COMMENCED WITHOUT THE PRIOR SECURING OF

REQUIRED PERMITS, THE BASIC PERMIT FEE SHALL BE TRIPPLE THE NORMAL FEE.

19.3.2 STATE LAW REQUIRES THE ROOFER BE LICENSED AND BONDED.

19.3.3 REINSPECTION (INSPECTION WILL BE PERFORMED ONLY IN RECEIPT OF REINSPECTION FEE)

ANY TIME THE VILLAGE OF HOMER GLEN BUILDING DEPARTMENT PERFORMS A REQUESTED INSPECTION AND THE INSPECTION IS FAILED, A REINSPECTION FEE SHALL BE CHARGED. THE FEES FOR REINSPECTION OF EACH INSPECTION SHALL BE AS FOLLOWS:

	<u>Residential</u>	<u>All Others</u>
1st re-inspection .....	\$ 75 .00	\$ 75 .00
2nd re-inspection .....	\$150.00	\$150.00
3rd re-inspection .....	\$225.00	\$225.00
4th or subsequent re-inspection .....	\$300.00	\$300.00

19.3.4 MISCELLANEOUS FEES FOR PROPERTY AND MAINTANENCE INSPECTIONS / FIRE / LIFE SAFETY INSPECTIONS  
.....\$50.00/INSPECTION

19.3.5 PERMITS-THIRD PARTIES: THE BUILDING OFFICIAL SHALL HAVE THE RIGHT TO HAVE PERMITS AND PLANS REVIEWED AND INSPECTIONS PERFORMED FOR CODE COMPLIANCE BY A THIRD PARTY CONSULTANT AND ALL COSTS SHALL BE BORNE BY THE OWNER OF THE BUILDING OR STRUCTURE.

## Section 20: ADOPTED NFPA STANDARDS

20.1 The following standards are hereby adopted:

[NFPA 10](#) Standard for Portable Fire Extinguishers

[NFPA 11](#) Standard for Low-, Medium-, and High-Expansion Foam Systems

[NFPA 12](#) Standard on Carbon Dioxide Extinguishing Systems

[NFPA 12A](#) Standard on Halon 1301 Fire Extinguishing Systems

[NFPA 13](#) Standard for the Installation of Sprinkler Systems

[NFPA 13D](#) Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

[NFPA 13E](#) Recommended Practice for Fire Department Operations in Properties Protected by Sprinkler and Standpipe Systems

[NFPA 13R](#) Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height

[NFPA 14](#) Standard for the Installation of Standpipe and Hose Systems

[NFPA 15](#) Standard for Water Spray Fixed Systems for Fire Protection

[NFPA 16](#) Standard for the Installation of Foam-Water Sprinkler and Foam-Water Spray Systems

[NFPA 17](#) Standard for Dry Chemical Extinguishing Systems

[NFPA 17A](#) Standard for Wet Chemical Extinguishing Systems

[NFPA 20](#) Standard for the Installation of Stationary Pumps for Fire Protection

[NFPA 22](#) Standard for Water Tanks for Private Fire Protection

[NFPA 24](#) Standard for the Installation of Private Fire Service Mains and Their Appurtenances

[NFPA 25](#) Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

[NFPA 31](#) Standard for the Installation of Oil-Burning Equipment

[NFPA 32](#) Standard for Drycleaning Plants

[NFPA 33](#) Standard for Spray Application Using Flammable or Combustible Materials

[NFPA 34](#) Standard for Dipping and Coating Processes Using Flammable or Combustible Liquids

[NFPA 35](#) Standard for the Manufacture of Organic Coatings

[NFPA 36](#) Standard for Solvent Extraction Plants

[NFPA 37](#) Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines

[NFPA 40](#) Standard for the Storage and Handling of Cellulose Nitrate Film

[NFPA 45](#) Standard on Fire Protection for Laboratories Using Chemicals

[NFPA 51](#) Standard for the Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting, and Allied Processes

[NFPA 51A](#) Standard for Acetylene Cylinder Charging Plants

[NFPA 51B](#) Standard for Fire Prevention During Welding, Cutting, and Other Hot Work

[NFPA 52](#) Compressed Natural Gas (CNG) Vehicular Fuel Systems Code

[NFPA 53](#) Recommended Practice on Materials, Equipment and Systems Used in Oxygen-Enriched Atmospheres

[NFPA 55](#) Standard for the Storage, Use, and Handling of Compressed Gases and Cryogenic Fluids in Portable and Stationary Containers, Cylinders, and Tanks

[NFPA 59A](#) Standard for the Production, Storage, and Handling of Liquefied Natural Gas (LNG)

[NFPA 61](#) Standard for the Prevention of Fires and Dust Explosions in Agricultural and Food Processing Facilities

[NFPA 68](#) Guide for Venting of Deflagrations

[NFPA 69](#) Standard on Explosion Prevention Systems

[NFPA 70](#) National Electrical Code®

[NFPA 70A](#) Electrical Code for One- and Two-Family Dwellings and Mobile Homes

[NFPA 70B](#) Recommended Practice for Electrical Equipment Maintenance

[NFPA 70E](#) Standard for Electrical Safety in the Workplace

[NFPA 72](#) National Fire Alarm Code®

[NFPA 73](#) Electrical Inspection Code for Existing Dwellings

[NFPA 75](#) Standard for the Protection of Information Technology Equipment

[NFPA 76](#) Standard for the Fire Protection of Telecommunications Facilities

[NFPA 77](#) Recommended Practice on Static Electricity

[NFPA 79](#) Electrical Standard for Industrial Machinery

[NFPA 80](#) Standard for Fire Doors and Fire Windows

[NFPA 80A](#) Recommended Practice for Protection of Buildings from Exterior Fire Exposures

[NFPA 82](#) Standard on Incinerators and Waste and Linen Handling Systems and Equipment

[NFPA 85](#) Boiler and Combustion Systems Hazards Code

[NFPA 86](#) Standard for Ovens and Furnaces

[NFPA 88A](#) Standard for Parking Structures

[NFPA 90A](#) Standard for the Installation of Air-Conditioning and Ventilating Systems

[NFPA 90B](#) Standard for the Installation of Warm Air Heating and Air-Conditioning Systems

[NFPA 91](#) Standard for Exhaust Systems for Air Conveying of Vapors, Gases, Mists, and Noncombustible Particulate Solids

[NFPA 92A](#) Recommended Practice for Smoke-Control Systems

[NFPA 92B](#) Standard for Smoke Management Systems in Malls, Atria, and Large Spaces

[NFPA 96](#) Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations

[NFPA 97](#) Standard Glossary of Terms Relating to Chimneys, Vents, and Heat-Producing Appliances

[NFPA 99](#) Standard for Health Care Facilities

[NFPA 99B](#) Standard for Hypobaric Facilities

[NFPA 99C](#) Standard on Gas and Vacuum Systems

[NFPA 101](#) Life Safety Code®

[NFPA 101A](#) Guide on Alternative Approaches to Life Safety

[NFPA 101B](#) Code for Means of Egress for Buildings and Structures

[NFPA 102](#) Standard for Grandstands, Folding and Telescopic Seating, Tents, and Membrane Structures

[NFPA 105](#) Standard for the Installation of Smoke Door Assemblies

[NFPA 110](#) Standard for Emergency and Standby Power Systems

[NFPA 111](#) Standard on Stored Electrical Energy Emergency and Standby Power Systems

[NFPA 115](#) Standard on Laser Fire Protection

[NFPA 120](#) Standard for Fire Prevention and Control in Coal Mines

[NFPA 122](#) Standard for Fire Prevention and Control in Metal/Nonmetal Mining and Metal Mineral Processing Facilities

[NFPA 130](#) Standard for Fixed Guideway Transit and Passenger Rail Systems

[NFPA 140](#) Standard on Motion Picture and Television Production Studio Soundstages and Approved Production Facilities

[NFPA 150](#) Standard on Fire Safety in Racetrack Stables

[NFPA 160](#) Standard for Flame Effects Before an Audience

[NFPA 170](#) Standard for Fire Safety Symbols

[NFPA 203](#) Guide on Roof Coverings and Roof Deck Constructions

[NFPA 204](#) Standard for Smoke and Heat Venting

[NFPA 211](#) Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances

[NFPA 214](#) Standard on Water-Cooling Towers

[NFPA 220](#) Standard on Types of Building Construction

[NFPA 221](#) Standard for Fire Walls and Fire Barrier Walls

[NFPA 225](#) Model Manufactured Home Installation Standard

[NFPA 230](#) Standard for the Fire Protection of Storage

[NFPA 232](#) Standard for the Protection of Records

[NFPA 241](#) Standard for Safeguarding Construction, Alteration, and Demolition Operations

[NFPA 251](#) Standard Methods of Tests of Fire Endurance of Building Construction and Materials

[NFPA 252](#) Standard Methods of Fire Tests of Door Assemblies

[NFPA 253](#) Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source

[NFPA 255](#) Standard Method of Test of Surface Burning Characteristics of Building Materials

[NFPA 256](#) Standard Methods of Fire Tests of Roof Coverings

[NFPA 257](#) Standard on Fire Test for Window and Glass Block Assemblies

[NFPA 258](#) Recommended Practice for Determining Smoke Generation of Solid Materials

[NFPA 259](#) Standard Test Method for Potential Heat of Building Materials

[NFPA 260](#) Standard Methods of Tests and Classification System for Cigarette Ignition Resistance of Components of Upholstered Furniture

[NFPA 261](#) Standard Method of Test for Determining Resistance of Mock-Up Upholstered Furniture Material Assemblies to Ignition by Smoldering Cigarettes

[NFPA 262](#) Standard Method of Test for Flame Travel and Smoke of Wires and Cables for Use in Air-Handling Spaces

[NFPA 265](#) Standard Methods of Fire Tests for Evaluating Room Fire Growth Contribution of Textile Coverings on Full Height Panels and Walls

[NFPA 268](#) Standard Test Method for Determining Ignitibility of Exterior Wall Assemblies Using a Radiant Heat Energy Source

[NFPA 269](#) Standard Test Method for Developing Toxic Potency Data for Use in Fire Hazard Modeling

[NFPA 270](#) Standard Test Method for Measurement of Smoke Obscuration Using a Conical Radiant Source in a Single Closed Chamber

[NFPA 271](#) Standard Method of Test for Heat and Visible Smoke Release Rates for Materials and Products Using an Oxygen Consumption Calorimeter

[NFPA 272](#) Standard Method of Test for Heat and Visible Smoke Release Rates for Upholstered Furniture Components or Composites and Mattresses Using an Oxygen Consumption Calorimeter

[NFPA 273](#) Standard Method of Test for Determining the Degrees of Combustibility of Building Materials

[NFPA 274](#) Standard Test Method to Evaluate Fire Performance Characteristics of Pipe Insulation

[NFPA 284](#) Standard Test Method for Mattresses for Correctional Occupancies

[NFPA 285](#) Standard Method of Test for the Evaluation of Flammability Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components Using the Intermediate-Scale, Multistory Test Apparatus

[NFPA 286](#) Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth

[NFPA 287](#) Standard Test Methods for Measurement of Flammability of Materials in Cleanrooms Using a Fire Propagation Apparatus (FPA)

[NFPA 288](#) Standard Method of Fire Tests of Floor Fire Door Assemblies Installed Horizontally in Fire Resistance Rated Floor Systems

[NFPA 289](#) Standard Method of Fire Test for Room Fire Growth Contribution of Individual Fuel Packages

[NFPA 290](#) Standard for Fire Testing of Passive Protection Materials for Use on LP-Gas Containers

[NFPA 291](#) Recommended Practice for Fire Flow Testing and Marking of Hydrants

[NFPA 301](#) Code for Safety to Life from Fire on Merchant Vessels

[NFPA 302](#) Fire Protection Standard for Pleasure and Commercial Motor Craft

[NFPA 303](#) Fire Protection Standard for Marinas and Boatyards

[NFPA 306](#) Standard for the Control of Gas Hazards on Vessels

[NFPA 307](#) Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves

[NFPA 312](#) Standard for Fire Protection of Vessels During Construction, Repair, and Lay-Up

[NFPA 318](#) Standard for the Protection of Semiconductor Fabrication Facilities

[NFPA 326](#) Standard for the Safeguarding of Tanks and Containers for Entry, Cleaning, or Repair

[NFPA 329](#) Recommended Practice for Handling Releases of Flammable and Combustible Liquids and Gases

[NFPA 385](#) Standard for Tank Vehicles for Flammable and Combustible Liquids

[NFPA 400](#) Hazardous Chemical Code

[NFPA 402](#) Guide for Aircraft Rescue and Fire Fighting Operations

[NFPA 403](#) Standard for Aircraft Rescue and Fire-Fighting Services at Airports

[NFPA 405](#) Standard for the Recurring Proficiency of Airport Fire Fighters

[NFPA 407](#) Standard for Aircraft Fuel Servicing

[NFPA 408](#) Standard for Aircraft Hand Portable Fire Extinguishers

[NFPA 409](#) Standard on Aircraft Hangars

[NFPA 410](#) Standard on Aircraft Maintenance

[NFPA 412](#) Standard for Evaluating Aircraft Rescue and Fire-Fighting Foam Equipment

[NFPA 414](#) Standard for Aircraft Rescue and Fire-Fighting Vehicles

[NFPA 415](#) Standard on Airport Terminal Buildings, Fueling Ramp Drainage, and Loading Walkways

[NFPA 418](#) Standard for Heliports

[NFPA 422](#) Guide for Aircraft Accident/Incident Response Assessment

[NFPA 423](#) Standard for Construction and Protection of Aircraft Engine Test Facilities

[NFPA 424](#) Guide for Airport/Community Emergency Planning

[NFPA 430](#) Code for the Storage of Liquid and Solid Oxidizers

[NFPA 432](#) Code for the Storage of Organic Peroxide Formulations

[NFPA 434](#) Code for the Storage of Pesticides

[NFPA 450](#) Guide for Emergency Medical Services and Systems

[NFPA 471](#) Recommended Practice for Responding to Hazardous Materials Incidents

[NFPA 472](#) Standard for Professional Competence of Responders to Hazardous Materials Incidents

[NFPA 473](#) Standard for Competencies for EMS Personnel Responding to Hazardous Materials Incidents

[NFPA 484](#) Standard for Combustible Metals, Metal Powders, and Metal Dusts

[NFPA 490](#) Code for the Storage of Ammonium Nitrate

[NFPA 495](#) Explosive Materials Code

[NFPA 496](#) Standard for Purged and Pressurized Enclosures for Electrical Equipment

[NFPA 497](#) Recommended Practice for the Classification of Flammable Liquids, Gases, or Vapors and of Hazardous (Classified) Locations for Electrical Installations in Chemical Process Areas

[NFPA 498](#) Standard for Safe Havens and Interchange Lots for Vehicles Transporting Explosives

[NFPA 501](#) Standard on Manufactured Housing

[NFPA 501A](#) Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities

[NFPA 502](#) Standard for Road Tunnels, Bridges, and Other Limited Access Highways

[NFPA 505](#) Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance, and Operation

[NFPA 520](#) Standard on Subterranean Spaces

[NFPA 550](#) Guide to the Fire Safety Concepts Tree

[NFPA 551](#) Guide for the Evaluation of Fire Risk Assessments

[NFPA 555](#) Guide on Methods for Evaluating Potential for Room Flashover

[NFPA 556](#) Guide for Identification and Development of Mitigation Strategies for Fire Hazard to Occupants of Road Vehicles

[NFPA 560](#) Standard for the Storage, Handling, and Use of Ethylene Oxide for Sterilization and Fumigation

[NFPA 610](#) Guide for Emergency and Safety Operations at Motorsports Venues

[NFPA 654](#) Standard for the Prevention of Fire and Dust Explosions from the Manufacturing, Processing, and Handling of Combustible Particulate Solids

[NFPA 655](#) Standard for Prevention of Sulfur Fires and Explosions

[NFPA 664](#) Standard for the Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities

[NFPA 701](#) Standard Methods of Fire Tests for Flame Propagation of Textiles and Films

[NFPA 703](#) Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials

[NFPA 704](#) Standard System for the Identification of the Hazards of Materials for Emergency Response

[NFPA 705](#) Recommended Practice for a Field Flame Test for Textiles and Films

[NFPA 720](#) Standard for the Installation of Carbon Monoxide (CO) Warning Equipment in Dwelling Units

[NFPA 730](#) Guide for Premises Security

[NFPA 731](#) Standard for the Installation of Electronic Premises Security Systems

[NFPA 750](#) Standard on Water Mist Fire Protection Systems

[NFPA 780](#) Standard for the Installation of Lightning Protection Systems

[NFPA 801](#) Standard for Fire Protection for Facilities Handling Radioactive Materials

[NFPA 804](#) Standard for Fire Protection for Advanced Light Water Reactor Electric Generating Plants

[NFPA 805](#) Performance-Based Standard for Fire Protection for Light Water Reactor Electric Generating Plants

[NFPA 820](#) Standard for Fire Protection in Wastewater Treatment and Collection Facilities

[NFPA 850](#) Recommended Practice for Fire Protection for Electric Generating Plants and High Voltage Direct Current Converter Stations

[NFPA 851](#) Recommended Practice for Fire Protection for Hydroelectric Generating Plants

[NFPA 853](#) Standard for the Installation of Stationary Fuel Cell Power Plants

[NFPA 1031](#) Standard for Professional Qualifications for Fire Inspector and Plan Examiner

[NFPA 1035](#) Standard for Professional Qualifications for Public Fire and Life Safety Educator

[NFPA 1061](#) Standard for Professional Qualifications for Public Safety Telecommunicator

[NFPA 1122](#) Code for Model Rocketry

[NFPA 1123](#) Code for Fireworks Display

[NFPA 1124](#) Code for the Manufacture, Transportation, Storage and Retail Sales of Fireworks and Pyrotechnic Articles

[NFPA 1125](#) Code for the Manufacture of Model Rocket and High Power Rocket Motors

[NFPA 1126](#) Standard for the Use of Pyrotechnics before a Proximate Audience

[NFPA 1127](#) Code for High Power Rocketry

[NFPA 1141](#) Standard for Fire Protection in Planned Building Groups

[NFPA 1142](#) Standard on Water Supplies for Suburban and Rural Fire Fighting

[NFPA 1143](#) Standard for Wildland Fire Management

[NFPA 1144](#) Standard for Protection of Life and Property from Wildfire

[NFPA 1145](#) Guide for the Use of Class A Foams in Manual Structural Fire Fighting

[NFPA 1150](#) Standard on Class A Foam Chemicals for Fire Fighting

[NFPA 1192](#) Standard on Recreational Vehicles

[NFPA 1194](#) Standard for Recreational Vehicle Parks and Campgrounds

[NFPA 1201](#) Standard for Providing Emergency Services to the Public

[NFPA 1221](#) Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems

[NFPA 1250](#) Recommended Practice in Emergency Service Organization Risk Management

[NFPA 1402](#) Guide to Building Fire Service Training Centers

[NFPA 1600](#) Standard on Disaster/Emergency Management and Business Continuity Programs

[NFPA 2001](#) Standard on Clean Agent Fire Extinguishing Systems

[NFPA 2010](#) Standard on Aerosol Fire Extinguishing Systems

Section 21: Severability – The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 22: Repealer – All ordinances or portions of ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

Section 23: Effective Date - This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 25th day of April, 2006, with \_\_\_\_ members voting aye, \_\_\_\_\_ members voting nay, the President \_\_\_\_\_ voting, with \_\_\_\_\_ members abstaining or passing, and said vote

being:

Mary Niemiec Aye

Dale Vogelsanger Aye

Margaret Sabo Aye

Brian Andrews Aye

Marcia DeVivo Aye

Christopher Locacius Aye

Approved this 25th day of April, 2006



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Russ Petrizzo, Village President



Attest: \_\_\_\_\_

Gail Skroboton, Village Clerk