

CERTIFICATE OF OCCUPANCY

§ 157.585 REQUIREMENT OF CERTIFICATE OF OCCUPANCY.

The following provisions shall apply to residential and non-residential principal and accessory structures. No building or structure shall be occupied or used until a certificate of occupancy is issued by the Community Development Administrator, after a determination that the building or structure is in accordance with the provisions of any special use permit, plat approval, building permit, and all regulations of this chapter. A temporary certificate of occupancy may be issued in accordance with the provisions of this subchapter.

(Prior Code, 7 TCC 1-32(a))

§ 157.586 WHEN CERTIFICATE REQUIRED.

A certificate of occupancy shall be issued by the Community Development Administrator for either of the following after compliance with all provisions of these regulations has been determined:

- (A) Occupancy and use of a building hereafter erected, reconstructed, enlarged, or moved; and
- (B) Occupancy or change in use of a building.

(Prior Code, 7 TCC 1-32(b))

§ 157.587 PROCEDURES FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- (A) The Community Development Administrator shall inspect the property that is the subject of a building permit, a certificate of occupancy, or a temporary certificate of occupancy to determine whether the use of the property and structures comply in all other respects with the pertinent provisions of these regulations, applicable sections of the County Code, the state's Environmental Barriers Act, being 410 ILCS 15/1 et seq. (if applicable), and the state's Department of Public Health Code (if applicable).
- (B) No certificate of occupancy shall be issued for a change-in-use until the premises have been inspected and such change is certified by the Community Development Administrator to be in compliance with all applicable regulations of the zoning district in which it is located.
- (C) If the Community Development Administrator determines, after inspection, that a structure is not in compliance with applicable standards set for in this section, the established enforcement process shall be initiated within ten working days after the inspection to bring the applicant into compliance.
- (D) If the Community Development Administrator determines, after inspection, that the structure is in compliance with applicable standards set forth in this section, and if all relevant fees have been paid, a certificate of occupancy shall be issued within ten working days after the final inspection.
- (E) The construction authorized by a permit for new construction, including additions or alterations of existing structures, shall be in compliance when construction is complete and all building supplies and materials have been removed from the property. Failure to remove all materials leftover from the building's construction shall be considered a violation, and the Community Development Administrator shall issue to the applicant a notice of violation and notice to appear before the County Adjudication Hearing Officer.
- (F) A demolition authorized by a permit for the demolition of a building or structure shall be in compliance when all remnants of the building or structure have been removed from the property. The use of the building's materials to fill in the excavated area is strictly prohibited. Failure to remove all remnants of the building or structure within the life of the permit shall be considered a violation, and the Community Development Administrator shall issue to the applicant a notice of violation and notice to appear before the County Adjudication Hearing Officer.

(Prior Code, 7 TCC 1-32(c))

§ 157.588 TEMPORARY CERTIFICATE OF OCCUPANCY.

- (A) A temporary certificate of compliance may be issued by the Community Development Administrator for a period not to exceed 60 days for a building or structure, or part thereof, prior to the completion of the entire building or structure.
- (B) A temporary certificate may state the nature of the incomplete work and the time period within which the work must be completed. The fee for a temporary certificate shall be pursuant to § 157.600.

(Prior Code, 7 TCC 1-32(d))

§ 157.589 FAILURE TO OBTAIN CERTIFICATE OF OCCUPANCY.

Failure to obtain a certificate of occupancy prior to occupancy or use of a structure shall result in the issuance of a notice of violation and notice to appear to the applicant before the County Adjudication Hearing Officer, which could result in a fines of \$50 per day for occupancy or use of said structure.

(Prior Code, 7 TCC 1-32(e))