

CHAPTER 154: BUILDING AND PROPERTY MAINTENANCE CODE

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GENERAL PROVISIONS

§ 154.001 SCOPE.

- (A) The county adopts as the Building and Property Maintenance Code, the following documents with certain insertions, deletions, and changes:
- (1) International Residential Building Code 2012;
 - (2) International Building Code 2012;
 - (3) International Property Maintenance Code 2012;
 - (4) NFPA 70: National Electrical Code 2011 Edition;
 - (5) State of Illinois Plumbing Code, 77 Ill. Adm. Code Pt. 890;
 - (6) International Mechanical Code 2012;
 - (7) International Fire Code 2012;
 - (8) State Information Technology Accessibility Act 1996, being 30 ILCS 587/1 et seq.; and
 - (9) International Energy Conservation Code 2012.
- (B) This chapter and the codes adopted herein by reference shall apply in the unincorporated areas of the county.
- (C) Private sewage disposal systems shall not be subject to any of the codes adopted herein by reference, but shall be subject to the requirements of [Chapter 94](#).
- (D) Water wells and the installation of water well pumps shall not be subject to any of the codes adopted herein by reference, but shall be subject to the requirements of §§ [94.01](#) through [94.10](#).
- (E) Where provisions under §§ [154.055](#) and [154.056](#) are in conflict with §§ [91.45](#) through [91.50](#) and [Chapter 153](#), the provision or requirement which is the most restrictive or which establishes the higher standard shall prevail.
- (F) Buildings and structures located in the special flood hazard area shall be designed and constructed to meet the requirements of [Chapter 152](#) regulating development in floodplain areas.
- (G) This chapter and the codes adopted herein by reference shall not apply to buildings and structures used for agricultural purposes on an operating farm, including farm residences.

(Prior Code, 7 TCC 5-1(a))

§ 154.002 AUTHORITY.

This chapter is adopted pursuant to the authority granted in section 5-1063 of the Counties Code (55 ILCS 5/5-1063) and 47-5 of the Criminal Code of 1961 (720 ILCS 5/47-5).

(Prior Code, 7 TCC 5-1(b))

§ 154.003 EFFECTIVE DATE.

This chapter and the codes adopted herein by reference shall be effective as of January 1, 2014.

(Prior Code, 7 TCC 5-1(c))

§ 154.004 RULES OF CONSTRUCTION.

- (A) The present tense includes the future tense, and vice versa.
- (B) The masculine gender includes the feminine and neuter.

- (C) The singular includes the plural and vice versa.
- (D) The words “shall”, “must”, and “will” are mandatory in nature, implying an obligation or duty to comply with the particular provision.
- (E) The word “may” is permissive in nature.
- (F) The word “person” includes a partnership, association, firm, trust, club, institution, company, or corporation as well as the individual.
- (G) Any act authorized by these regulations to be carried out by a specific official or agency of the county is implicitly authorized to be carried out by a designee of such official or agency.
- (H) The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday, or a legal holiday, that day shall be excluded.
- (I) If there is any conflict between this subchapter and the provisions of any code adopted herein by reference, the terms of this subchapter shall be controlling.

(Prior Code, 7 TCC 5-1(e))

§ 154.005 STATE’S DEPARTMENT OF PUBLIC HEALTH.

No regulation adopted herein shall be enforced if it is in conflict with any rule of the state’s Department of Public Health.

(Prior Code, 7 TCC 5-1(g))

§ 154.006 REFERENCED IN CODES ADOPTED HEREIN BY REFERENCE.

- (A) Any reference to the “code official” or “building official” shall be read as the “Community Development Administrator”.
- (B) Any reference to the “code official” under §§ [154.055](#) and [154.056](#) shall read as “Community Development Administrator” and “Tazewell County Director of Health”.
- (C) Any reference to the “International Zoning Code” shall be read as the “Zoning Ordinance of the County of Tazewell, Illinois”, [Chapter 157](#).
- (D) Any reference to the “International Plumbing Code” shall be read as the “Illinois Plumbing Code”, 77 Ill. Adm. Code Pt. 890.
- (E) Any reference to the “ICC Electrical Code” shall be read as the “NFPA 70, National Electrical Code, 2011 Edition”.
- (F) Any reference to the “fire code official” shall be read as “fire protection district or their designee”.
- (G) Any reference to “occupancy permit” shall be read as “certificate of occupancy”.

(Prior Code, 7 TCC 5-1(h))

§ 154.007 FEES.

- (A) Fees required under this chapter and the codes adopted herein by reference are set forth in § [154.011](#).
- (B) All applications submitted for approval under the codes adopted herein by reference shall be accompanied by payment of a fee as adopted by the County Board from time to time to defray the costs incurred by the county in reviewing the application. No application shall be considered to be complete until such fee has been paid. No permit required by any of the codes adopted herein by reference shall be issued until the applicable fee has been paid.
- (C) Whenever the Community Development Administrator determines that any tests are required to determine compliance with any of the codes adopted herein by reference or determines that an expert’s opinion is required

to determine compliance with any said codes, the costs of such tests and fees of such experts shall be paid by the owner and/or permit applicant.

(Prior Code, 7 TCC 5-1(i))

§ 154.008 POSTING OF VIOLATION NOTICES.

- (A) Whenever the Community Development Administrator determines that a violation of any of the codes adopted herein by reference exists, in addition to the requirements of said codes, he or she shall cause a notice of such violation to be posted in a conspicuous place near the main entrance of the affected building.
- (B) The notice shall be at least nine inches in height and 14 inches in width and at the top thereof in large letters shall state "notice of violation". The text of the notice shall contain a reference to the provision of the code violated and may contain such other information respecting the nature of the violation as the Community Development Administrator deems advisable.
- (C) Upon removal of the cause of the violation for which the notice is posted, the Community Development Administrator or his or her designee shall remove the notice.

(Prior Code, 7 TCC 5-1(j))

§ 154.009 OTHER COUNTY REGULATIONS AND THE STATE'S ENVIRONMENTAL BARRIERS ACT.

Any permit required under this chapter and the codes adopted herein by reference shall be issued only after the Community Development Administrator determines that the work requiring a permit complies with all other applicable regulations of the county and the state's Environmental Barriers Act (410 ILCS 25/1 et seq.) now in effect or as hereafter amended, if applicable.

(Prior Code, 7 TCC 5-1(k))

§ 154.010 ENFORCEMENT.

- (A) *Action by the State's Attorney's Office.* If any notice of violation is not complied with promptly, the Community Development Administrator is authorized to request the State's Attorney to institute the appropriate proceedings in the circuit court:
 - (1) To prevent the unlawful erection, construction, reconstruction, alteration, installation, repair, conversion, maintenance, or use of the building, structure, or equipment;
 - (2) To prevent the occupancy of the building or structure or use of equipment;
 - (3) To restrain, correct, or abate the violation; or
 - (4) To prosecute any violation of the Property Maintenance Code for which a notice to appear was written pursuant to division (B) below.
- (B) *Code Hearing Unit.* As an alternative or in addition to the remedies provided for in division (A) above, if any notice of violation is not complied with promptly, the Community Development Administrator is authorized to utilize the proceedings set forth in [Chapter 34](#).
- (C) *Stop work orders.* Whenever the Community Development Administrator finds any work regulated by this chapter or the codes adopted herein by reference is being performed in a manner contrary to the provisions of this chapter or the codes adopted herein by reference he or she is authorized to issue a stop work order.
 - (1) *Issuance.* The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work, or posted in a conspicuous location on the property where the violation occurred. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
 - (2) *Fee.* The Community Development Administrator shall assess a fee for the stop work order as set forth in [§ 154.011](#).

- (3) *Unlawful continuance.* Any person who shall continue any work after having been issued a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed herein.

(Prior Code, 7 TCC 5-1(f))

§ 154.011 BUILDING PERMIT FEE SCHEDULES.

(A) *Residential structures.*

- (1) *Dwellings: one- and two-family new construction, includes plan review and building permit fee.*

700 to 1,000 square feet	\$350
1,001 to 2,000 square feet	\$400
2,001 to 3,000 square feet	\$450
3,001 to 4,000 square feet	\$500
In excess of 4,000 square feet	\$50 per 1,000 square feet or fraction thereof

- (2) *Dwelling additions or alterations and accessory structures (new, additions, or alterations to), includes plan review and building permit.*

Less than 200 square feet	\$60 (no plan review required)
201 to 650 square feet	\$140
651 to 1,200 square feet	\$205
1,201 to 2,500 square feet	\$360
In excess of 2,500 square feet	\$15 per 1,000 square feet or fraction thereof

- (3) *Electrical permits.*

Per dwelling unit	\$50
Alterations, additions, accessory structures, or service replacement	\$45

- (4) *Plumbing permits.*

Up to 16 fixtures (see "fixtures" below)	\$45
Per additional fixture	\$15
Domestic water heater	\$15

- (5) *HVAC permits.*

Heating	\$50 per heating unit
Cooling	\$50 per cooling unit

- (B) *Commercial, industrial, multi-family, or not for profit structures.*

- (1) *New construction, includes plan review and building permit.*

120 to 400 square feet	\$700
401 to 1,000 square feet	\$775
1,001 to 2,000 square feet	\$825
2,001 to 3,000 square feet	\$900
3,001 to 4,000 square feet	\$975
In excess of 4,000 square feet	\$50 each additional 1,000 square feet or fraction thereof

- (2) *Additions or alterations and accessory structures, includes plan review and building permit.*

120 to 400 square feet	\$550
401 to 1,000 square feet	\$625
1,001 to 2,000 square feet	\$675
2,001 to 3,000 square feet	\$750
3,001 to 4,000 square feet	\$825
In excess of 4,000 square feet	\$50 each additional 1,000 square feet or fraction thereof

- (3) *Electrical permits (includes electrical service upgrades and revisions).*

Up to 1,500 square feet	\$50
In excess of 1,500 square feet	\$45 per additional 1,500 square feet for fraction thereof

- (4) *Plumbing permits.*

Up to 16 fixtures (see "fixtures" below)	\$45
Per additional fixture	\$15

- (5) *HVAC Permits.*

- (a) *Heating.*

Up to 1,500 square feet	\$50
In excess of 1,500 square feet	\$45 per additional 1,500 square feet for fraction thereof

- (b) *Cooling.*

Up to 1,500 square feet	\$50
In excess of 1,500 square feet	\$45 per additional 1,500 square feet for fraction thereof

- (6) *Not for profit.* Three hundred dollar minimum or \$2 per \$1,000 of estimated cost.

(C) *Miscellaneous permits/fees.*

Above ground swimming pools	\$75*
Agriculture stop work order	\$25
Billboards	\$300*
Commercial/industrial stop work order	\$500
Communication facilities (co-location)	\$1,000*
Communication facilities (includes equipment buildings and fencing)	\$15 per vertical foot*
Demolitions	\$75
Fences	\$40
In-ground swimming pools	\$100*
Move a structure	\$75*
Re-inspection fee: when additional inspections are required as a result of work not being ready or as a result of continuing violations an additional inspection fee shall be charged	\$50
Residential stop work order	\$200
Signs	\$100*
Small wind energy systems	\$200*
Wind energy conversion systems	\$20 per foot of total height, per turbine (including blades)*
* An electrical and/or plumbing permit may also be required	

(D) *Plumbing fixtures.* The term **FIXTURE** shall include, but is not limited to, any device which a plumbing connection is required (i.e., toilets, wash basins, interceptors, water heaters, bath tubs, sinks, drinking fountains, “roughed-in” fixtures, urinals, showers, floor drains, and sewage ejectors).

(E) *Permit extension.* If work has not commenced within 180 days of permit issuance, permit may be extended for one-half of initial fee, provided that no changes have been made or will be made to the original construction documents and that suspension of work has not exceeded one year. A permit shall not be extended more than once.

(Prior Code, 7 TCC 5-Appendix A)

BUILDING CODE

§ 154.025 ADOPTED BY REFERENCE.

The 2012 International Building Code is hereby adopted by reference.

(Prior Code, 7 TCC 5-2(a))

§ 154.026 AMENDMENTS TO BUILDING CODE.

The 2012 International Building Code as adopted herein by reference is amended as provided in this section.

- (A) Section 101.1 “Title” is hereby amended to read as follows: These regulations shall be known as the Building Code of the county, hereinafter referred to as “this code”.
- (B) Section 101.4.3. “Plumbing” is hereby amended by deleting the second sentence in its entirety.
- (C) Section 101.4.6 “Energy” is hereby amended to read as follows: The provisions of the currently adopted International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

- (D) Section 103.1 "Creation of enforcement agency" is hereby amended to read as follows: The Community Development Department shall be the Department of Building Safety, and the person in charge thereof shall be the Community Development Administrator.
- (E) Section 104.8 "Liability" is hereby deleted in its entirety.
- (F) Section 104.10.1 "Flood hazard areas" is hereby deleted in its entirety.
- (G) Section 105.1 "Required" is hereby amended to read as follows: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a commercial or industrial building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- (H) Section 105.3.2 "Time limitation of application" is hereby amended to read as follows: An application for a permit for any proposed work shall be subject to the time limitations set forth in § [157.565](#).
- (I) Section 105.4 "Validity of permit" is hereby amended by deleting the last sentence and replacing it with the following: The building official shall post notice when a structure is in violation of this code or of any other ordinances, in accordance with § [154.005](#), and may seek to prevent occupancy or use of the structure pursuant to § [157.585](#).
- (J) Section 107.2.5.1 "Design flood elevations" is hereby deleted in its entirety.
- (K) Section 107.3.1 "Approval of construction documents" is hereby amended to read as follows: Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as approved". One set of construction documents so reviewed shall be retained by the building official. The last set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.
- (L) Section 109.4 "Work commencing before permit issuance" is hereby amended to read as follows: Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to the penalties prescribed in §§ [154.010](#) and [154.999](#), in addition to any required permit fees.
- (M) Section 109.6 "Refunds" is hereby deleted in its entirety.
- (N) Section 110.3.3 "Lowest floor elevation" is hereby deleted in its entirety.
- (O) Section 111 "Certificate of occupancy" is hereby deleted in its entirety and the following is substituted in lieu thereof: No building or structure shall be used or occupied, and no change in the existing occupancy of a commercial or industrial structure or portion thereof shall be made until the Community Development Administrator has issued a certificate of occupancy, as provided in § [157.585](#). Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other county ordinances.
- (P) Section 112 "Service utilities" is hereby deleted in its entirety.
- (Q) Section 113 "Board of Appeals" is hereby deleted in its entirety and the following language is substituted in lieu thereof: The Board of Appeals shall be the same as the Board of Appeals under the 2012 International Mechanical Code and shall follow the procedures and regulations under § 109 of that Code.
- (R) Section 114.2 "Notice of violation" is hereby amended to read as follows: As provided in § [154.005](#) and [Chapter 34](#), the building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- (S) Section 114.3 "Prosecution of violation" is hereby deleted in its entirety.

- (T) Section 114.4 "Violation penalties" is hereby amended to read as follows: Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties prescribed in §§ [154.010](#) and [154.999](#) in addition to any required permit fees.
- (U) Section 115 "Stop work order" is hereby deleted in its entirety and the following language is substituted in lieu thereof: Whenever the Community Development Administrator finds any work regulated by this code being performed in a manner that is contrary to the provisions of this code, the Administrator is authorized to issue a stop work order in accordance with § [154.010\(c\)](#).
- (V) Section 801.5 "Applicability" is hereby deleted in its entirety.
- (W) Section 1107.7.5 "Design flood elevation" is hereby deleted in its entirety.
- (X) Section 1203.3.2 "Exception no. 5" is hereby deleted in its entirety.
- (Y) Section 1403.6 "Flood resistance" is hereby deleted in its entirety.
- (Z) Section 1403.7 "Flood resistance for high-velocity wave action areas is hereby deleted in its entirety.
- (AA) Section 1603.1.7 "Flood design data" is hereby deleted in its entirety.
- (BB) Section 1612 "Flood loads" is hereby deleted in its entirety.
- (CC) Section 1804.4 "Grading and fill in flood hazard areas" is hereby deleted in its entirety.
- (DD) Section 1805.1.2.1 "Flood hazard areas" is hereby deleted in its entirety.
- (EE) Chapter 27 "Electrical" is hereby deleted in its entirety and the following language is substituted in lieu thereof: The NFPA 70, National Electrical Code, 2011 Edition shall be followed for all design and installation of electrical systems, alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.
- (FF) Chapter 29 "Plumbing systems" is hereby deleted in its entirety and the following language is substituted in lieu thereof: The current State of Illinois Plumbing Code shall be followed for all design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supply, and stormwater and sewage disposal in buildings.
- (GG) Section 3001.2 "Referenced standards" is hereby deleted in its entirety.
- (HH) Section 3102.7 "Engineering design" is hereby amended to read as follows: The structure shall be designed and constructed to sustain dead loads; loads due to tension or inflation; live loads including wind, snow or flood and seismic loads and in accordance with Chapter 16. The design and construction for flood loads shall meet the requirements of § [152.07](#).

(Prior Code, 7 TCC 5-2(b))

RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

§ 154.040 ADOPTED BY REFERENCE.

The 2012 International Residential Code is hereby adopted by reference. In addition, the following Appendices to the 2012 International Residential Code are also adopted by reference:

- (A) Appendix F - Radon control methods;
- (B) Appendix H - Patio covers; and
- (C) Appendix K - Sound transmission.

(Prior Code, 7 TCC 5-3(a))

§ 154.041 AMENDMENTS TO RESIDENTIAL CODE.

The 2012 International Residential Building Code as adopted herein by reference is amended as provided in this section.

- (A) Section R101.1 "Title" is hereby amended to read as follows: These provisions shall be known as the Residential Code for one- and two-family dwellings of the county, and shall be cited as such and will be referred to herein as "this code".
- (B) Section R103.1 "Creation of enforcement agency" is hereby amended to read as follows: The Community Development Department shall be the Department of Building Safety and the person in charge thereof shall be the Community Development Administrator.
- (C) Section R104.8 "Liability" is hereby deleted in its entirety.
- (D) Section R104.10.1 "Flood hazard areas" is hereby deleted in its entirety.
- (E) Section R105.3.1.1 "Determination of substantially improved or substantially damaged existing buildings in flood hazard areas" is hereby deleted in its entirety.
- (F) Section R105.3.2 "Time limitation of application" is hereby amended to read as follows: Time limitation of application. An application for a permit for any proposed work shall be subject to the time limitations set forth in § [157.565](#).
- (G) Section R105.4 "Validity of permit" is hereby amended by deleting the last sentence and substituting the following in lieu thereof: The building official shall post notice when a structure is in violation of this code or of any other ordinances, in accordance with § [154.008](#), and may seek to prevent occupancy or use of the structure pursuant to §§ [154.010](#) and [154.999](#).
- (H) Section R106.1 "Submittal documents" is hereby amended to read as follows: The construction documents shall be drawn to scale and show the size and depth of the footing/foundation, the dimensioned floor plan, the plan elevations, the electrical plan, and the plumbing plan.
- (I) Section R106.1.3 "Information for construction in flood hazard areas" is hereby deleted in its entirety.
- (J) Section R106.3.1 "Approval of construction documents" is hereby amended to read as follows:

Approval of construction documents shall be approved in writing or by a stamp which states "Approved". One set of construction documents so reviewed shall be retained by the building official. The last set of construction documents shall be returned to the applicant, shall be kept at the site of work, and shall be open to inspection by the building official or his or her authorized representative.
- (K) Section R108.5 "Refunds" is hereby deleted in its entirety.
- (L) Section R108.6 "Work commencing before permit issuance" is hereby amended to read as follows: Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to the penalties prescribed in §§ [154.010](#) and [154.999](#), in addition to any required permit fees.
- (M) Section R109.1.3 "Floodplain inspections" is hereby deleted in its entirety.
- (N) Section R109.1.6.1 "Elevation documentation" is hereby deleted in its entirety.
- (O) Section R110 "Certificate of occupancy" is hereby deleted in its entirety and the following language is substituted in lieu thereof:
 - (1) No building or structure shall be used or occupied, and no change in the existing occupancy classification (which could affect the fire hazard requirements) of a building or structure or portion thereof shall be made until the Community Development Administrator has issued a certificate of occupancy, as provided in § [157.585](#); and
 - (2) Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other county ordinances.

- (P) Section R111 “Service utilities” is hereby deleted in its entirety.
- (Q) Section R112 “Board of Appeals” is hereby deleted in its entirety and the following language is substituted in lieu thereof: The Board of Appeals shall be the same as the Board of Appeals under the 2012 International Mechanical Code and shall follow the procedures and regulations under § 109 of that Code.
- (R) Section R113.2 “Notice of violation” is hereby amended to read as follows: In accordance with §§ [154.008](#), [154.010](#), and [154.999](#), the building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, or demolition of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- (S) Section R113.3 “Prosecution of violation” is hereby deleted in its entirety.
- (T) Section R113.4 “Violation penalties” is hereby amended to read as follows: Any person who violates a provision of this code or fails to comply with any of the requirements hereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by § [154.005](#) and 7 TCC 5-1 (I).
- (U) Section R114 “Stop work order” is hereby deleted in its entirety and the following language is substituted in lieu thereof: Whenever the Community Development Administrator finds any work regulated by this code being performed in a manner that is contrary to the provisions of this code, the Administrator is authorized to issue a stop work order in accordance with §§ [154.010](#) and [154.999](#).
- (V) Section R301.1 “Application” is hereby amended to read as follows: Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads, and seismic loads as prescribed by this code. The design and construction for flood loads shall meet the requirements of § [152.07](#). The construction of buildings and structures in accordance with this code shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation.
- (W) Table R301.2(1) is hereby amended by deleting paragraph “g” relating to the county’s National Flood Insurance Program.
- (X) Section R301.2.4 “Floodplain construction” is hereby deleted in its entirety.
- (Y) Section R302.1 “Exterior walls” Exception #2 is hereby deleted in its entirety.
- (Z) Section R309.3 “Flood hazard areas” is hereby deleted in its entirety.
- (AA) Section R313.2 “One- and two-family dwellings automatic fire systems” is hereby amended to read as follows: An automatic residential fire sprinkler system shall not be required to be installed in one- and two-family dwellings. If one is installed, however, it shall comply with the relevant code sections of the International Residential Code.
- (BB) Section R322 “Flood resistant construction” is hereby deleted in its entirety.
- (CC) Section R408.7 “Flood resistance” is hereby deleted in its entirety.
- (DD) Section R501.3 “Fire protection of floors” is hereby deleted in its entirety.
- (EE) Section M1301.1.1 “Flood-resistant installation” is hereby deleted in its entirety.
- (FF) Section M1401.5 “Flood hazard” is hereby deleted in its entirety.
- (GG) Section M1601.4.9 “Flood hazard areas” is hereby deleted in its entirety.
- (HH) Section M1701.2 “Opening location” is hereby deleted in its entirety.
- (II) Section M2001.4 “Flood resistant installation” is hereby deleted in its entirety.

- (JJ) Section M2201.6 "Flood resistant installation" is hereby deleted in its entirety.
- (KK) Section G2404.7 "Flood hazard" is hereby deleted in its entirety.
- (LL) Section P2501.2 "Application" is hereby deleted in its entirety.
- (MM) Chapter 26 "General plumbing requirements" is hereby deleted in its entirety and the following language is substituted in lieu thereof: The current State of Illinois Plumbing Code shall be followed for all design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supply, and stormwater and sewage disposal in buildings.
- (NN) Section R2705.1.7 "General" is hereby deleted in its entirety.
- (OO) Chapter 30 "Sanitary drainage" is hereby deleted in its entirety and the following language is substituted in lieu thereof: Chapter 53 shall be followed for all design and installation of sanitary drainage systems.
- (PP) Section P3101.5 "Flood resistance" is hereby deleted in its entirety.
- (QQ) Chapters 33 through 40 and 42. Chapter 33 "Storm drainage", Chapter 34 "General requirements", Chapter 35 "Electrical definitions", Chapter 36 "Services", Chapter 37 "Branch circuit and feeder requirements", Chapter 38 "Wiring methods", Chapter 39 "Power and lighting distribution", Chapter 40 "Devices and luminaires", Chapter 41 "Appliance installation", Chapter 42 "Swimming pools" and Chapter 43 "Remote-control, signaling, and power-limited circuits" are hereby deleted in their entireties and the following language is substituted in lieu thereof:
- (1) Chapter 36, Storm drainage. Chapter 151, county's erosion, sediment, and stormwater control chapter shall be followed for all design, installation, and maintenance of stormwater control measures;
 - (2) Chapter 37, Electrical requirements. The NFPA 70, National Electrical Code, 2011 Edition shall be followed for all design and installation of electrical systems, alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.
- (RR) Chapter 34. The following new chapter, Chapter 34 is hereby added: Chapter 34, Manufactured homes.
- (1) Manufactured homes built on or after June 15, 1976 shall comply with the National Manufactured Home Construction and Safety Standards, 24 C.F.R. Pt. 3280 which are enforced by the Secretary of Housing and Urban Development through 24 C.F.R. Pt. 3282.
 - (2) For manufactured homes built prior to June 15, 1976, a label certifying compliance with the Standard for Mobile Homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture is required.
 - (3) For purposes of this chapter, **MANUFACTURED HOME** shall mean: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this division (RR)(3) except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter; and except that such term shall not include any self-propelled recreational vehicle (42 U.S.C. § 5402(6)).
 - (4) Violations of these standards shall be enforced pursuant to 24 C.F.R. Pt. 3282.

(Prior Code, 7 TCC 5-3(b))

PROPERTY MAINTENANCE CODE

§ 154.055 ADOPTED BY REFERENCE.

The 2012 International Property Maintenance Code is hereby adopted by reference.

(Prior Code, 7 TCC 5-4(a))

§ 154.056 AMENDMENTS TO PROPERTY MAINTENANCE CODE.

The 2012 International Property Maintenance Code as adopted herein by reference is amended as provided in this section.

- (A) Section 101.1 is hereby amended to read as follows: 101.1 Title. These regulations shall be known as the Property Maintenance Code of the county, hereinafter referred to as “this code”.
- (B) Section 103.1 is hereby amended to read as follows: 103.1 General. The county's Community Development Department and County Health Department shall be the Departments of Property Maintenance and the Community Development Administrator and the County Director of Health shall be in charge thereof.
- (C) Section 103.2 “Appointment” is hereby deleted in its entirety.
- (D) Section 103.4 “Liability” is hereby deleted in its entirety.
- (E) Section 103.5 “Fees” is hereby deleted in its entirety.
- (F) Section 106.3 “Prosecution of violation” is hereby deleted in its entirety.
- (G) Section 106.4 “Violation penalties” is hereby amended to read as follows: Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to the penalties as set forth in §§ [154.010](#) and [154.999](#).
- (H) Section 106.5 “Abatement of violation” is hereby amended by adding the following to the last sentence: In accordance with §§ [154.010](#) and [154.999](#).
- (I) Section 107.2 “Form” is hereby amended to read as follows: Such notice prescribed in § 107.1 shall be in accordance with all of the following:
 - (1) Be in writing;
 - (2) Include a description of the real estate sufficient for identification;
 - (3) Include a statement of the violation or violations and why the notice is being issued;
 - (4) Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code;
 - (5) Inform the property owner of the right to appeal; and
 - (6) Include a statement of the right to file a lien.
- (J) Section 107.5 “Penalties” is hereby deleted in its entirety.
- (K) Section 107.6 “Transfer of ownership” is hereby deleted in its entirety.
- (L) Section 108.2.1 “Authority to disconnect service utilities” is hereby deleted in its entirety.
- (M) 108.3 “Notice” is hereby amended to read as follows: Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with § 107.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in § 107.2. All notices shall also comply with § [154.008](#).
- (O) 108.5 “Prohibited occupancy” is hereby amended to read as follows: Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be subject to penalties as prescribed by §§ [154.010](#) and [154.999](#).

- (P) Section 109.3 "Closing streets" is hereby deleted in its entirety.
- (Q) 109.5 "Costs of emergency repairs" is hereby amended to read as follows: Costs incurred in the performance of emergency work shall be paid by the county. The State's Attorney may institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.
- (R) Section 110.3 "Failure to comply" is hereby deleted in its entirety and the following language is substituted in lieu thereof: If the owner of a premises fails to comply with a demolition order within the time prescribed, which shall not be less than 15 days' notice, the code official shall request the State's Attorney's Office to apply to the circuit court for an order of demolition pursuant to § 5-1121 of the Counties Code (55 ILCS 5/5-1121).
- (S) Section 111 "Means of appeal" is hereby deleted in its entirety, and the following language is substituted in lieu thereof: The Board of Appeals shall be the same as the Board of Appeals under the 2012 International Mechanical Code and shall follow the procedures and regulations under § 109 of that Code.
- (T) Section 202, "General definitions". The definitions of "strict liability offense", "person", and "inoperable vehicle" are hereby deleted. The following definitions are hereby added.
- (1) **INOPERABLE MOTOR VEHICLE.** Any motor vehicle from which, for a period of at least seven days, the engine, wheels, or other parts have been removed, or on which the engine, wheels, or other parts have been altered, damaged, or otherwise so treated that the vehicle is incapable of being driven under its own motor power.
 - (2) **LITTER.** Any discarded, used or unconsumed substance or waste. **LITTER** may include, but is not limited to, any garbage, trash, refuse, debris, rubbish, glass, metal, plastic, or paper containers or other packaging material, motor vehicle parts, furniture, appliances, oil, carcass of a dead animal, any nauseous or offensive matter of any kind, any object likely to injure any person, or anything else of any unsightly or unsanitary nature, which exists upon any private property within the jurisdiction of the county. This definition specifically excludes used or antiquated farm equipment.
 - (3) **PERSON.** Any individual, partnership, copartners, firm, company, corporation, association, joint stock company, trust, estate, or any other legal entity, or their legal representative, agent, or assigns.
- (U) Section 302.8 "Motor vehicles" is hereby deleted in its entirety.
- (V) Section 302.4 "Weeds" is hereby amended as follows: Refer to § [91.47](#).
- (W) Section 304.14 "Insect screens" is hereby amended to read as follows: During the period from April 1 to November 1, every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any area where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

- (X) Section 602.3 "Heat Supply" is hereby amended to read as follows:
- (1) Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to April 1 to maintain of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.
 - (2) Exceptions:
 - (a) When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required, provided that the heating system is operating at its full capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code; and
 - (b) In areas where the average monthly temperature is above 30°F (-1°C) a minimum of 65°F (18°C) shall be maintained.

(Prior Code, 7 TCC 5-4(b))

ELECTRICAL CODE

§ 154.070 ADOPTED BY REFERENCE.

The NFPA 70, National Electrical Code 2011 Edition, is hereby adopted by reference.

(Prior Code, 7 TCC 5-5(a))

PLUMBING CODE

§ 154.085 ADOPTED BY REFERENCE.

The current State of Illinois Plumbing Code, 77 Ill. Adm. Code Pt. 890, is hereby adopted by reference.

(Prior Code, 7 TCC 5-6(a))

MECHANICAL CODE

§ 154.100 ADOPTED BY REFERENCE.

The 2012 International Mechanical Code is hereby adopted by reference. In addition, the following Appendices to the 2012 International Mechanical Code are also adopted by reference: Appendix A - Combustion Air Openings and Chimney Connector Pass-Through.

(Prior Code, 7 TCC 5-7(a))

§ 154.101 AMENDMENTS TO MECHANICAL CODE.

The 2012 International Mechanical Code, as adopted herein by reference, is amended as provided in this section.

- (A) Section 101.1 is hereby amended to read as follows: 101.1 Title. These regulations shall be known as the Mechanical Code of the county, hereinafter referred to as "this code".
- (B) Section 103.1 is hereby deleted in its entirety and the following language is substituted in lieu thereof: Section 103.1. General. The Community Development Department shall be the Department of Mechanical Inspection and the person in charge thereof shall be the Community Development Administrator.
- (C) Section 103. 2 "Appointment" is hereby deleted in its entirety.
- (D) Section 103.4 "Liability" is hereby deleted in its entirety.
- (E) Section 106.3.3 "Time limitation of application" is hereby amended to read as follows: 106.3.3 Time limitation of application. An application for a permit for any proposed work shall be subject to the time limitations set forth in § [157.565](#).
- (F) Section 106.4.2 "Validity of permit" is hereby amended by adding: The building official shall post notice when violations of this code or of any other ordinances, in accordance with § [154.008](#), and may seek to prevent occupancy or use of the structure pursuant to §§ [154.010](#) and [154.999](#).
- (G) Section 106.5 "Fees" is hereby amended to read as follows: 106.5. Fees. A permit shall not be issued until the fees prescribed in Appendix "A" of this chapter have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the mechanical system, has been paid.
- (H) Section 106.5.1 "Work commencing before permit issuance" is hereby amended as follows: 106.5.1 Work commencing before permit issuance. Any person who commences work on a mechanical system before obtaining the necessary permits shall be subject to penalties as prescribed by §§ [154.010](#) and [154.999](#), in addition to the required permit fees.
- (I) Section 106.5.2 "Fee schedule" is hereby deleted in its entirety.

- (J) Section 106.5.3 "Fee refunds" is hereby deleted in its entirety.
- (K) Section 108.2 "Notice of violation" is hereby amended to read as follows: 108.2. notice of violation. In accordance with §§ [154.008](#), the code official shall serve a notice of violation or order to the person responsible for the erection, installation, alteration, extension, repair, removal, or demolition of mechanical work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- (L) Section 108.3 "Prosecution of violation" is hereby deleted in its entirety.
- (M) Section 108.4 "Violation penalties" is hereby amended to read as follows: 108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be subject to penalties set forth in §§ [154.010](#) and [154.999](#).
- (N) Section 108.5 "Stop work orders" is hereby deleted in its entirety and the following language is amended to read as follows: 108.5 Stop work orders. Whenever the Community Development Administrator finds any work regulated by this code being performed in a manner that is contrary to the provisions of this code, the Administrator is authorized to issue a stop work order in accordance with §§ [154.010](#) and [154.999](#).
- (O) Section 108.6 "Abatement of violation" is hereby deleted in its entirety.
- (P) Section 108.7.1 "Authority to condemn mechanical system" is hereby amended to read as follows: 108.7. Authority to condemn mechanical system. Whenever the code official determines that any mechanical system, or portion thereof, regulated by this code has become hazardous to life, health, property, or has become unsanitary, the code official shall order in writing that such system either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective mechanical system after receiving such notice.
- (Q) Section 108.7.2 "Authority to order disconnection of energy sources" is hereby deleted in its entirety.
- (R) Section 108.7.3 "Connection after order to disconnect" is hereby deleted in its entirety.
- (S) Section 109 "Means of appeal" is hereby amended by adding the following section: 109.4.2. Stays of enforcement. Appeals of notices and orders shall stay the enforcement of notice and order until the appeal is heard by the Appeals Board unless there is an imminent danger to the life, health, or safety of the public.
- (T) Section 109.6.1 is hereby amended to read as follows: 109.6.1. Resolution. The decision of the Appeals Board shall be in writing and shall be furnished to the appellant and to the code official.
- (U) Section 301.16 "Flood hazard" is hereby deleted in its entirety.
- (V) Section 301.16.1 "High-velocity wave action" is hereby deleted in its entirety.
- (W) Section 401.4.4 "Intake opening location" (#4 relating to flood hazard areas) is hereby deleted in its entirety.
- (X) Section 602.4 "Flood hazard" is hereby deleted in its entirety.
- (Y) Section 603.13 "Flood hazard areas" is hereby deleted in its entirety.
- (Z) Section 1206.9.1 "Flood hazard" is hereby deleted in its entirety.
- (AA) Section 1305.2.1 "Flood hazard" is hereby deleted in its entirety.

(Prior Code, 7 TCC 5-7(b))

FIRE CODE

§ 154.115 ADOPTED BY REFERENCE.

The 2012 International Fire Code is hereby adopted by reference. No appendices are adopted.

(Prior Code, 7 TCC 5-8(a))

§ 154.116 AMENDMENTS.

The 2012 International Fire Code, as adopted herein by reference, is amended as provided in this section.

- (A) Section 101.1 is hereby amended to read as follows: 101.1. Title. These regulations shall be known as the Fire Code of the county, hereinafter referred to as “this code”.
- (B) Section 103.1 is hereby amended to read as follows: 103.1. General. The Community Development Department shall be the Department of Fire Prevention. The function of the Department shall be the implementation, administration, and enforcement of the provisions of this code, and the person in charge thereof shall be the Community Development Administrator.
- (C) Section 103.2 “Appointment” is hereby deleted in its entirety.
- (D) Section 103.4 “Liability” is hereby deleted in its entirety.
- (E) Section 103.4.1 “Legal defense” is hereby deleted in its entirety.
- (F) Section 104.6.3 “Fire records” is hereby deleted in its entirety.
- (G) Section 104.10 “Fire investigations”. The second sentence of § 104.10 is hereby amended to read as follows: Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law or as required by the state’s Freedom of Information Act, 5 ILCS 140/1 et seq.
- (H) Section 104.10.1 “Assistance from other agencies” is hereby deleted in its entirety.
- (I) Section 104.11 “Authority at fires and other emergencies” is hereby deleted in its entirety.
- (J) Section 104.11.1 “Barricades” is hereby deleted in its entirety.
- (K) Section 105.2.3 “Time limitation of application” is hereby amended to read as follows:

105.2.3 Time limitation of application. An application for a permit for any proposed work shall be subject to the time limitations set forth in § [157.565](#).
- (L) Section 105.3.8 “Validity of permit” is hereby amended by adding the following: The building official shall post notice when a violation of this code or of any other ordinances, in accordance with § [154.008](#), and may seek to prevent occupancy or use of the structure pursuant to §§ [154.010](#) and [154.999](#).
- (M) Section 108 “Board of Appeals” is hereby deleted in its entirety and the following language is substituted in lieu thereof: 108. Board of Appeals. The Board of Appeals shall be the same as the Board of Appeals under the 2012 International Mechanical Code and shall follow the procedures and regulations in § 109 of that Code.
- (N) Section 109.3 “Notice of violation” is hereby amended to read as follows: When the fire code official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of violation per §§ [154.010](#) and [154.999](#) or § [34.20](#) describing the conditions deemed unsafe, and when compliance is not immediate, specifying a time for re-inspection.
- (O) Section 109.3.3 “Prosecution of violations” is hereby deleted in its entirety.
- (P) Section 109.3.4 “Unauthorized tampering” is hereby deleted in its entirety.
- (Q) Section 109.4 “Violation penalties” is hereby amended to read as follows: 109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect,

install, alter, or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be subject to penalties set forth in §§ [154.010](#) and [154.999](#).

- (R) Section 109.4.1 “Abatement of violation” is hereby deleted in its entirety.
- (S) Section 110.3 “Summary abatement” is hereby deleted in its entirety.
- (T) Section 111 “Stop work order” is hereby deleted in its entirety and the following language is substituted in lieu thereof: 111 Stop work order. Whenever the Community Development Administrator finds any work regulated by this code being performed in a manner that is contrary to the provisions of this code, the Administrator is authorized to issue a stop work order in accordance with § [154.010](#)(C).
- (U) Section 112 “Service utilities” is hereby deleted in its entirety.
- (V) Section 113.3 “Work commencing before permit issuance” is hereby amended to read as follows: 113.3 Work commencing before permit issuance. Any person who commences any work, activity, or operation regulated by this code before obtaining the necessary permits shall be subject to penalties as prescribed by §§ [154.010](#) and [154.999](#).
- (W) Section 113.5 “Refunds” is hereby deleted in its entirety.

(Prior Code, 7 TCC 5-8(b))

ENERGY CONSERVATION CODE

§ 154.130 ADOPTED BY REFERENCE.

The 2012 International Energy Conservation Code is hereby adopted by reference.

(Prior Code, 7 TCC 5-9(a))

§ 154.131 AMENDMENTS.

The 2012 International Energy Conservation Code is adopted herein by reference and is amended as provided in this section.

- (A) Section 101.1 “Title” is hereby amended to read as follows: 101.1 Title. These regulations shall be known as the Energy Conservation Code of the county, hereinafter referred to as “this code”.
- (B) Section 103.3.1 “Approval of construction documents” is hereby amended to read as follows: 103.3.1 Approval of construction documents. When the code official issues a permit where construction documents are required, the construction documents shall be endorsed in writing and stamped “approved”. Such approved construction documents shall not be changed, modified, or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents.
- (C) Section 107.3 “Work commencing before permit issuance” is hereby amended to read as follows: 107.3 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to penalties prescribed by §§ [154.010](#) and [154.999](#), in addition to any required permit fees.
- (D) Section 107.5 “Refunds” is hereby deleted in its entirety.
- (E) Section 108.1 “Authority” is hereby amended by adding to the end of the sentence, “in accordance with § [154.010](#)(C).”
- (F) Section 108.3 “Emergencies” is hereby deleted in its entirety.
- (G) Section 108.4 “Failure to comply” is hereby amended to read as follows: 108.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by §§ [154.010](#) and [154.999](#).

- (H) Section 109 "Board of Appeals" is hereby deleted in its entirety and the following language is substituted in lieu thereof: 109.1 Board of Appeals. The Board of Appeals shall be the same as the Board of Appeals under the 2012 International Mechanical Code and shall follow the procedures and regulations under § 109 of the Code.