

VILLAGE OF RANTOUL CODE - 1997

CHAPTER 6

BUILDINGS AND STRUCTURES

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¹CHAPTER 6
BUILDINGS AND STRUCTURES

ARTICLE I

IN GENERAL

Section 6.1.1. Construction.

The adoption by reference of the various codes and regulations under this Chapter shall not be deemed to exempt any building or structure, or the use or occupancy thereof, from compliance with all applicable provisions of any other ordinance or code of the Village, including the Zoning Ordinance.

Section 6.1.2. Conflicts.

Except as otherwise specifically provided in this Chapter, in the event there is any conflict between or among the provisions of this Chapter and any other ordinance or code of the Village or any applicable provision of the laws of the State of Illinois, the particular provision providing the most stringent standard or requirement shall be deemed and construed to control and apply. In the event of any conflict between any of the provisions of this Chapter and the Zoning Ordinance of the Village, the provisions of the Zoning Ordinance shall be deemed and construed to control and apply.

Section 6.1.3. Additions, Amendments, Insertions and Deletions.

As adopted by reference in this Chapter, certain sections and subsections of the various codes so adopted have been made subject to revision as therein provided in each applicable Section entitled “Additions, Amendments, Insertions and Deletions”. Where the following words preceded any such sections and subsections of the various codes adopted by reference in this Chapter, such words shall have the following meanings:

“**ADD**” means that the provisions contained therein are added and made a part of the section or subsection of such code as though fully set forth as, or as a part of, the referenced section or subsection.

“**AMEND**” means that the provisions contained therein substitute and otherwise amend, modify or change the referenced section or subsection to read as so provided.

“**INSERT**” means that the word or phrase contained therein is inserted and substituted for the word or phrase surrounded by brackets within the referenced section or subsection.

“**DELETE**” means that the referenced section, subsection or provision thereof is deleted.

¹ Chapter 6 amended in his entirety by Ord. 2090, passed on 5/08/07

Section 6.1.4. References.

If, in any of the various codes adopted by reference in this Chapter, a reference is made to: (i) the ICC Electrical Code, such reference shall be deemed to be the ICC Electrical Code-Administrative Provisions, which incorporates by reference NFPA70, the National Electric Code, as adopted by Article V of this Chapter, and (ii) the International Plumbing Code, such reference shall be deemed to be the State Plumbing Code as adopted by Article VI of this Chapter.

ARTICLE II

THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE BUILDING CODE

Section 6.2.1. Adoption of Building Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article II and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “International Building Code”, 2006 edition, including Chapters F, G, H, I and J, as published by the International Code Council, be and is hereby adopted as the Building Code (the “**Building Code**”) of the Village, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Building Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.2.2 of this Article.

Section 6.2.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Building Code are hereby revised as follows:

INSERT Section 101.1 Title: “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].

AMEND SECTION 103 DEPARTMENT OF BUILDING SAFETY: The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of the Village Code, shall be the designated authority charged with the administration and enforcement of the Building Code and all references in the Building Code to the “building official” shall be deemed and construed to be references to the “Village Inspector”.

ADD Section 108.2 Schedule of permit fees: The schedule of fees for each permit shall be as specified in Section 6.14.1 of Chapter 6 of the Village Code.

- AMEND **SECTION 112 BOARD OF APPEALS:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under the Building Code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.
- ADD **SECTION 113.4 Violations penalties:** Penalties for violations of this code shall be as otherwise specified in Section 6.14.2 of Chapter 6 of the Village Code.
- ADD **Section 114.3 Unlawful Continuance:** Penalties for unlawful continuances shall be as otherwise specified in Section 6.14.3 of Chapter 6 of the Village Code.
- INSERT **Section 1612.3 Establishment of flood hazard areas:** “Village of Rantoul” for [NAME OF JURISDICTION] and August 11, 1994 for [DATE OF ISSUANCE].
- INSERT **Section 3410.2 Applicability:** “February 2, 1960” for [DATE TO BE INSERTED BY JURISDICTION].

Section 6.2.3. Savings Clause.

Nothing in this Article or in the Building Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

ARTICLE III

THE 2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPAIR, EQUIPMENT, LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE RESIDENTIAL CODE

Section 6.3.1. Adoption of Residential Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article III and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the "International Residential Code", 2006 edition, including Appendixes A, B, C, E, G, H, J, K, L and P, as published by the International Code Council, be and is hereby adopted as the Residential Code (the "**Residential Code**") of the Village, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Residential Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.3.2 of this Article.

Section 6.3.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Residential Code are hereby revised as follows:

INSERT **Section R101.1 Title:** "Village of Rantoul, Champaign County, Illinois", for [Name of Jurisdiction].

AMEND **SECTION R103 DEPARTMENT OF BUILDING SAFETY:** The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of this Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the "building official" shall be deemed and construed to be references to the "Village Inspector".

DELETE **Section R105.2 Work exempt from permit:** Under "Building" the listed items numbered 1, 2, 4, 5 and 9.

ADD **Section R108.2 Schedule of permit fees:** The schedule of fees for each permit shall be as specified in Section 6.14.1 of Chapter 6 of the Village Code.

- AMEND **SECTION R112 BOARD OF APPEALS:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under this code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.
- ADD **SECTION R113.4 Violation Penalties:** Penalties for violations of this code shall be as otherwise specified in Section 6.14.2 of Chapter 6 of the Village Code.
- INSERT **TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:**
The following criteria as set forth below:
GROUND SNOW LOAD: 20
WIND SPEED (mph): 90
SEISMIC DESIGN CATEGORY: B
SUBJECT TO DAMAGE FROM:
 Weathering: Severe
 Front line depth: 36 inches
 Termite: Moderate to Heavy
 Decay: Slight to Moderate
WINTER DESIGN TEMP: -4
ICE BARRIER UNDERLAYMENT REQUIRED: No
FLOOD HAZARDS: None
AIR FREEZING INDEX: 1500 or less
MEAN ANNUAL TEMP: 52
- ADD **Section R114.2 Unlawful Continuance:** Penalties for unlawful continuances shall be as otherwise specified in Section 6.14.3 of Chapter 6 of the Village Code.
- DELETE **Section R404.1 Concrete and masonry foundation walls:** That part of the provisions of Section R404.1, including the related Tables R404.1(1), R404.1(2), thereof following the first paragraph of such Section 404.1, but excepting subsections R404.1.1, R404.1.2, R404.1.3, R404.1.4, R404.1.5, R404.1.6, R404.1.7 and R404.1.8, and the related Tables R404.1(3), R404.1.1(1), R404.1.1(2), R404.1.1(3), R404.1.1(4), R404.1.1(5) and R404.1.5(1).
- DELETE **Part IV-Energy Conservation, including CHAPTER 11-ENERGY CONSERVATION**
- DELETE **CHAPTER 26 GENERAL PLUMBING REQUIREMENTS**

Section 6.3.3. Savings Clause.

Nothing in this Article or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

²ARTICLE IV

THE 2006 EDITION OF THE INTERNATIONAL MECHANICAL CODE, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF MECHANICAL SYSTEMS; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE MECHANICAL CODE

DIVISION 1
MECHANICAL CODE

Section 6.4.1.1. Adoption of Mechanical Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article IV and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “International Mechanical Code”, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Mechanical Code (the “**Mechanical Code**”) of the Village, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Mechanical Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.4.2 of this Article.

Section 6.4.1.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Mechanical Code are hereby revised as follows:

- INSERT **Section 101.1 Title:** “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].
- AMEND **SECTION 103 DEPARTMENT OF MECHANICAL INSPECTION:** The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of this Village Code, shall be the designated authority charged with the administration and enforcement of the Mechanical Code and all references in the Mechanical Code to the “code official” shall be deemed and construed to be references to the “Village Inspector”.
- ADD **Section 106.5.2 Fee schedule:** The schedule of fees for mechanical work shall be as specified in Section 6.14.1 of Chapter 6 of the Village Code.

² Article IV amended by Ord. 2116, passed 11/13/07

- INSERT **Section 106.5.3 Fee refunds:**
 2. Fifty percent (50%) for [SPECIFY PERCENTAGE]
 3. Ten percent (10%) for [SPECIFY PERCENTAGE]
- ADD **SECTION 108.4 Violations penalties:** Penalties for violations of this code shall be as otherwise specified in Section 6.14.2 of Chapter 6 of the Village Code.
- ADD **Section 108.5 Stop Work Orders:** Penalties for unlawful continuances after having been served with a stop work order shall be as otherwise specified in Section 6.14.3 of Chapter 6 of the Village Code.
- AMEND **SECTION 109 MEANS OF APPEAL:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under this code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.

Section 6.4.1.3. Savings Clause.

Nothing in this Article or in the Mechanical Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

DIVISION 2
HEATING, AIR CONDITIONING, VENTILATING
AND REFRIGERATION LICENSE AND REGISTRATION

Section 6.4.2.1. License or Registration Required.

Except as specifically otherwise provided in this Article, it shall be unlawful and a violation of this Section for any person to do or perform any installation, alteration, maintenance or repair of or to any mechanical system, heating system, ventilating system, cooling system, steam and hot water heating system process piping, boiler and pressure vessels, appliances utilizing gas, liquid or solid fuel, chimneys and vents, mechanical refrigeration systems, fireplaces, barbecues, incinerators, crematories or other process, matter or material regulated by or within the scope of the Mechanical Code as adopted and modified by Division 1 of this Article, without being appropriately licensed and/or registered under the provisions of this Division 2.

Section 6.4.2.2. Licensing Procedure.

The procedure for obtaining a Mechanical, Heating, Ventilating, Air Conditioning or Refrigeration License shall be as follows:

- (a) Applications for a Mechanical, Heating, Ventilating, Air Conditioning and Refrigeration License shall be received by the office of the Village Inspector on

forms which may be obtained from that office. The application shall state the name, address and place of business of the applicant.

- (b) All applicants for a Mechanical, Heating, Ventilating, Air Conditioning and Refrigeration License shall be at least eighteen years of age and shall have had at least four years practical experience in the type of work authorized by the license sought, or shall have satisfactorily completed a course of study in the subject for which the license is sought, given by a recognized school, and have had at least one year of practical experience in addition thereto.
- (c) Each applicant for a license under this Division 2 must pass the “Standard Master Mechanical” examination administered by the International Code Council or its designated testing agent.
- (d) Each applicant must pay a \$50 application fee with the application for a license. If the applicant is successful, then the fee may be applied to the first year’s license.
- (e) No License or registration shall be required for the installation, maintenance, alteration or repair of any solid fuel burning fireplace, room heater or barbeque.

Section 6.4.2.3. Reciprocity and Registration.

Any person who is registered or licensed for the current year in any city, village or town in the State of Illinois where the requirements of registration or licensing on the date of such registration or licensing were substantially equal to or greater than the requirements provided in this Division 2, and if such city, village or town extends a similar privilege to persons licensed under this Division 2, shall not be required to take the examination or pay the license fee as provided in this Division 2 in order to engage in the type of mechanical, heating, ventilating, air conditioning or refrigeration work authorized by the individual’s license, but prior to commencing any work, shall file a copy of his registration or license with the office of the Village Inspector and pay an annual \$50 registration fee.

Section 6.4.2.4. Non-Transferability.

No license issued under this Division 2 or any registration hereunder shall be loaned, rented, assigned or transferred.

Section 6.4.2.5. Renewal and Reinstatement.

Any person receiving a Heating, Ventilating, Air Conditioning or Refrigeration License as provided for in this Division 2 has the right, without further examination, to have that license renewed annually upon payment to the Village Comptroller of a license fee required by this Division 2. The license fee for an annual renewal of a Mechanical, Heating, Ventilating, Air Conditioning or Refrigeration License shall be \$50.00. All licenses shall expire on the 31st day of December of each year. Any license forfeited for non-payment of a renewal fee may be reinstated upon the payment of the annual renewal fee without re-examination, provided however, after the same has been delinquent for a period of one year, then the same shall be null and void and may not be renewed or reinstated.

Section 6.4.2.6. Revocation of Rights and Privileges.

Any licensee or person registered in the Village under this Division 2 may have his or her license or registration revoked by the Board of Code Appeals for cause, after notice and an opportunity to be heard in his or her own defense. Cause for revocation of a license or registration shall include, but shall not be limited to:

- (a) Refusal or failure to make any necessary corrections to any mechanical, heating, ventilating, air conditioning or refrigeration work within a reasonable time after notification by the Village of the defects therein;
- (b) Failure to obtain any permit required by the Mechanical Code as adopted and modified by Division 1 of this Article;
- (c) Transfer of any permit required by the Mechanical Code as adopted and modified by Division 1 of this Article;
- (d) Failure to call for any inspection required by Division 1 of this Article;
- (e) Unwillingness or inability to install mechanical, heating, ventilating, air conditioning or refrigeration work in accordance with the terms and provisions of the Mechanical Code as adopted and modified by Division 1 of this Article;
- (f) Performing any work not authorized by the license held; or
- (g) Violation of any provision of this Article.

Section 6.4.2.7. Exceptions from the License or Registration Requirements.

- (a) The owner-occupant of a one-family dwelling unit may, with the assistance of any member of his or her family, personally carry on in such dwelling unit any work governed by this Division 2 without a license or registration, provided that such owner shall obtain a permit for any such work and shall call for inspections as provided in this Article. Such owner-occupancy shall be retained for at least one year from the date of final inspection and approval of such work.
- (b) Any person holding any validly issued Electrical License or being appropriately registered under Section 6.5.2.4 of this Chapter may install totally electric, self-contained heating equipment not requiring the installation of any duct or pipe work.

³ARTICLE V

THE 2006 EDITION OF THE ICC ELECTRICAL CODE--ADMINISTRATIVE PROVISIONS, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF ELECTRICAL SYSTEMS; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE ICC ELECTRICAL CODE

DIVISION 1 **ELECTRICAL CODE**

Section 6.5.1.1. Adoption of ICC Electrical Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article V and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “ICC Electrical Code—Administrative Provisions”, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Electrical Code (the “**Electrical Code**”) of the Village, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Electrical Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, insertions, deletions and changes, if any, prescribed in Section 6.5.2 of this Article.

Section 6.5.1.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Electrical Code are hereby revised as follows:

INSERT Section 101.1 Title: “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].

AMEND SECTION 301 DEPARTMENT OF ELECTRICAL INSPECTION: The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of this Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the “code official” shall be deemed and construed to be references to the “Village Inspector”.

³ Article V amended by Ord. 2116, passed 11/13/07

- ADD **Section 401.3 Work exempt from permit:**
6. Relocation of a switch or a receptacle.
7. Electrical wiring, devices, appliances, apparatus or equipment which in the aggregate do not exceed three (3) fixtures.
- ADD **Section 404.2 Schedule of permit fees:** The schedule of fees for each permit shall be as specified in Section 6.14.1 of Chapter 6 of the Village Code.
- AMEND **CHAPTER 11 MEANS OF APPEAL:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under this code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.
- ADD **SECTION 1003.1 Violation Penalties:** Penalties for violations of this code shall be as otherwise specified in Section 6.14.2 of Chapter 6 of the Village Code.
- ADD **Section 1004.3 Unlawful Continuance:** Penalties for unlawful continuances shall be as otherwise specified in Section 6.14.3 of Chapter 6 of the Village Code.
- AMEND **Section 1201.1.1 Adoption:** “Electrical systems and equipment shall be designed and constructed in accordance with NFPA 70. National Electrical Code, 2005 Edition, including ANNEX A, B and C, of the National Fire Protection Association (collectively, “NFPA 70”), at least one copy of which is and has remained on file for not less than 30 days prior to the adoption of this code and shall be kept available for public use in the office of the Village Clerk of the Village, which is hereby adopted and made a part of this code.

Section 6.5.1.3. Savings Clause.

Nothing in this Article or in the Electrical Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

DIVISION 2
ELECTRICAL CODE LICENSE AND REGISTRATION

Section 6.5.2.1. License or Registration Required.

Except as specifically otherwise provided in this Article, it shall be unlawful and a violation of this Section for any person to do or perform any installation, alteration, maintenance or repair of or to any electrical conductor, equipment or other process, matter or material regulated by or within the scope of the Electrical Code as adopted and modified by Division 1 of this Article without being appropriately licensed and/or registered under the provisions of this Division 2.

Section 6.5.2.2. Classes of Electrical License and Type of Work Authorized.

- (a) General Electrical Contractor – A General Electrical Contractor License authorizes any person to do any type of residential, commercial or industrial electrical wiring, including without limitation the installation or alteration of electrical equipment for utilization of electricity supplied for light, heat or power.
- (b) Journeyman Electrical Contractor License – A Journeyman Electrical Contractor License authorizes any person to do one and two family detached dwelling electrical work, sign installations and neon lighting, apartment buildings and air conditioning and heating limited to residential use.
- (c) Maintenance Electrical Contractor License – A Maintenance Electrical Contractor License authorizes an individual employed by a single employer to maintain and/or repair, but not install, electrical conductors or equipment owned or otherwise under the exclusive control of that employer.

Section 6.5.2.3. Licensing Procedure.

The procedure for obtaining any class of Electrical License shall be as follows:

- (a) Application for any class of Electrical License shall be received by the office of the Village Inspector on forms which may be obtained from that office. The application shall state the class of Electrical License applied for and shall include the name, address and place of business of the applicant.
- (b) All applicants for an Electrical License shall be at least eighteen years of age and shall have had a least four years practical experience in the type of work authorized by the type of license sought, or shall have satisfactorily completed a course of study in the subject for which the license is sought, given by a recognized school, and have had at least one year of practical experience in addition thereto.
- (c) Each applicant for a license under this Division 2 must pass an examination prior to the issuance of such license. Candidates for the General Electrical Contractor License must pass the “Standard Master Electrician” examination administered by the International Code Council or its designated testing agent. Candidates for Journeyman Electrical Contractor License must pass the “Standard Journeyman Electrician” examination administered by the International Code Council or its designated testing agent. Candidates for the Maintenance Electrical Contractor License must pass the “Standard Maintenance Electrician” examination administered by the International Code Council or its designated testing agent.
- (d) Each applicant shall pay to the Village Comptroller the non-refundable sum of \$50.00. This sum shall be applied as a fee toward the first year’s license or portion thereof, if the applicant is successful in obtaining a license.

Section 6.5.2.4. Reciprocity and Registration.

Any person who is registered or licensed for the current year in any city, village or town in the State of Illinois where the requirements of registration or licensing on the date of such registration or licensing were substantially equal to or greater than the requirements provided in this Division 2, and if such city, village or town extends a similar privilege to persons licensed under this Division 2, shall not be required to take the examination or pay the license fees as provided in this Division 2 in order to engage in the type of electrical work authorized by the individual's license, but prior to commencing any work, shall file a copy of this registration or license with the office of the Village Inspector and pay an annual \$50.00 registration fee.

Section 6.5.2.5. Non-Transferability.

No license issued under this Division 2 or any registration hereunder shall be loaned, rented, assigned or transferred.

Section 6.5.2.6. Renewal and Reinstatement.

Any person having received an Electrical License as provided for in this Division 2 has the right, without further examination, to have that license renewed annually upon payment to the Village Comptroller of a license fee required by this Division 2. The license fee for an annual renewal of a General Electrical Contractor shall be \$50.00 and for a Maintenance Electrical Contractor shall be \$25.00. All licenses shall expire on the 31st day of December of each year. Any license forfeited for non-payment of a renewal fee may be reinstated upon the payment of the annual renewal fee without re-examination, provided however, after the same has been delinquent for a period of one year, then the same shall be null and void and may not be renewed or reinstated.

Section 6.5.2.7. Suspension or Revocation of Rights and Privileges.

Any licensee or person registered in the Village under this Division 2 may have his or her license or registration suspended or revoked by the Board of Code Appeals for cause, after notice and an opportunity to be heard in his or her own defense. Cause for suspension or revocation of a license or registration shall include, but shall not be limited to:

- (a) Refusal or failure to make any necessary corrections to any electrical work within a reasonable time after notification by the Village of the defects therein;
- (b) Failure to obtain any permit required by the Electrical Code as adopted and modified by Division 1 of this Article;
- (c) Transfer of any permit required by the Electrical Code as adopted and modified by Division 1 of this Article;
- (d) Failure to call for any inspection required by the Electrical Code as adopted and modified by Division 1 of this Article;

- (e) Unwillingness or inability to install electrical work in accordance with the terms and provisions of the Electrical Code as adopted and modified by Division 1 of this Article;
- (f) Performing any work not authorized by the class of license held; or
- (g) Violation of any provision of this Article.

Section 6.5.2.8. Exceptions from the License or Registration Requirements.

- (a) The owner-occupant of a one-family dwelling unit may, with the assistance of any member of his family, personally carry on in such dwelling unit any work governed by this Article without a license, provided that such owner shall obtain a permit for any such work and shall call for inspections as provided in this Article. Such owner-occupancy shall be retained for at least one year from the date of final inspection and approval of such work.
- (b) The license and registration requirements of this Division 2 also do not apply to:
 1. Public service agencies installing, altering or repairing electrical equipment for the operation of communication and signals. This exemption applies only to equipment and conductors owned by the serving agency which are exterior to any premises or dwelling unit;
 2. The Village or other power companies performing the installation, alteration or repair of electrical equipment of power or public service companies for use in the generation, transmission, distribution or metering of electricity, and other such maintenance or construction as may be required to insure the same and adequate transmission of electricity to the premises being served;
 3. The installation of any temporary system required for the testing or service of electrical equipment or apparatus. Such system must be approved by the Village Inspector as being safe for the location on which or in which it is to be used;
 4. The installation of equipment used by a railroad utility in the exercise of its function as a public carrier and located outdoors or in buildings used exclusively for that purpose;
 5. The installation, alteration, modification or use of electrical equipment for radio and television transmission, except the equipment and wiring for power supply therefor.

ARTICLE VI

STATE PLUMBING CODE

Section 6.6.1. Adoption of Plumbing Code.

A certain document, at least three (3) copies of which are and have remained on file for a period of thirty (30) days prior to the adoption of this Article VI in the office of the Village Clerk of the Village, being marked and designated as “Illinois Plumbing Code (77 Illinois Administrative Code, Part 890)”, as promulgated and published by the Illinois Department of Public Health, as supplemented and amended as of April 8, 2005, be and is hereby adopted as the Plumbing Code (the “**State Plumbing Code**”) of the Village, for the design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and stormwater and sewage disposal in buildings and structures as herein provided, and each and all of the regulations, provisions, conditions and terms of the State Plumbing Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.6.2 of this Article.

Section 6.6.2. Additions, Amendments Insertions and Deletions.

Certain additions, insertions, deletions and changes to the provisions of the State Plumbing Code applicable to buildings and structures are contained elsewhere in this Village Code, including, but not limited to, Articles I and III of Chapter 24 of this Village Code and Article VI of Chapter 26 of this Village Code (collectively, the “**Other Plumbing Provisions**”). Where a conflict exists between the State Plumbing Code and any such Other Plumbing Provisions, the standards of such Other Plumbing Provisions shall apply.

Section 6.6.3. Application.

The provisions of the State Plumbing Code shall be administered and enforced in accordance with the applicable provisions of the Building Code as referred to, adopted and made a part of Article II of this Chapter. In particular, the provisions of Chapter 29 of the Building Code shall control the design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and stormwater and sewerage disposal in buildings and structures and shall implement the applicable provisions of the State Plumbing Code in accordance therewith, except to the extent a conflict exists with the Other Plumbing Provisions.

Section 6.6.4. Savings Clause.

Nothing in this Article or in the State Plumbing Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

ARTICLE VII

THE 2006 EDITION OF THE INTERNATIONAL FIRE CODE, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE FIRE CODE

Section 6.7.1. Adoption of Fire Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article VII and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “International Fire Code”, 2006 edition, including Appendix Chapters C and D, as published by the International Code Council, be and is hereby adopted as the Fire Code (the “**Fire Code**”) of the Village, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Fire Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, insertions, deletions and changes, if any, prescribed in Section 6.7.2 of this Article.

Section 6.7.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Fire Code are hereby revised as follows:

- INSERT **Section 101.1 Title:** “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].
- AMEND **SECTION 103 DEPARTMENT OF FIRE PREVENTION:** The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of the Village Code, shall be the designated authority charged with the administration and enforcement of the Fire Code and all references in the Fire Code to the “fire code official” shall be deemed and construed to be references to the “Village Inspector”.
- DELETE **Section 105.6 Required operational permits**
- AMEND **SECTION 108 BOARD OF APPEALS:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under this code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.

ADD **SECTION 109.3 Violations penalties:** Penalties for violations of this code shall be as otherwise specified in Section 6.14.2 of Chapter 6 of the Village Code.

ADD **Section 111.4 Failure to comply:** Penalties for unlawful continuances after having been served with a stop work order shall be as otherwise specified in Section 6.14.3 of Chapter 6 of the Village Code.

ADD **Section 307.1.1 Prohibited Open Burning:** Subject to the provisions of Sections 307.4 and 307.5, the “open burning” of leaves between the hours of 11:00 a.m. to 4:00 p.m. shall be permitted on any Saturday during the months of April, May, October and November only, provided such “open burning” of leaves is located not less than three (3) feet from any public right-of-way.

AMEND **Section 307.2 Permit Required.** A permit shall be obtained from the fire code official prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

ADD **Section 307.4.2 Recreational fires:** An outdoor fire burning fuel for pleasure, religious, ceremonial, cooking, warmth or similar purposes where the fuel being burned is contained in an outdoor fireplace, barbeque grill, barbeque pit, fire bowl, fire pit, campfire ring or similar device and has a total fuel area of 3 feet or less in diameter and 2 feet or less in height shall be permitted, provided that no “Municipal Waste” or “Landscape Waste” (as such terms are defined in Section 13.1.1 of the Village Code, as supplemented and amended) other than logs and untreated lumber shall be burned in such cases.

ADD **Section 401.6. Key Lock Box Systems.** The following buildings or structures shall be equipped with a key lock box system at or near the main entrance of any such building or structure or at such other location on any such building or structure as may be approved by the Fire Chief of the Village Fire Department:

1. any commercial or industrial building or structure protected by an automatic alarm system or an automatic suppression system;
2. any multi-family residential building or structure that has restricted access through locked doors and have a common corridor or hallway for access to any dwelling units;
3. any governmental building or structure;
4. any nursing home facility; and
5. any other commercial or industrial building that is secured in a manner that restricts access during an emergency.

ADD **Section 401.6.1. Installation Requirements.** The owner of any building or structure described in Section 401.6 above shall install or cause to be installed a key lock box system and maintain such system in operational condition in accordance with the following schedule:

1. prior to the issuance of a certificate of occupancy in connection with any newly constructed building or structure or portion thereof;
2. prior to December 31, 2004 in connection with any commercial or industrial building described in part 1 of such Section 401.6;
3. prior to December 31, 2004 in connection with any building or structure described in parts 2 to 5 of such Section 401.6.

ADD **Section 401.6.2. Key Lock Box System Requirements.** The key lock box system required by Section 401.6 shall consist of a lock box, vault or other similar device which is approved by the Fire Chief of the Village Fire Department and which contains a key to each of the following areas:

1. any locked point of access in the exterior of any such building or structure;
2. any locked point of access to any common area, such as corridor, hallway or utility room contained within any such building or structure;
3. any locked mechanical room;
4. any locked electrical room; and
5. any other area that may be required by the Fire Chief of the Village Fire Department.

ADD **Section 401.6.3. Rules and Regulations.** The Fire Chief of the Village Fire Department may establish rules and regulations for the placement and maintenance of a key lock box system within the Village, including any approved type of any such key lock box system. Any such rules and regulations or amendments thereto proposed by the Fire Chief of the Village Fire Department shall be submitted to the President and Board of Trustees and Administrative Officer of the Village and shall become effective fourteen (14) days after the date of any such submission.

ADD **Section 3204.3.1.1 Location:** The geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited is hereby specified to be any area other than an area zoned for industrial use under the Zoning Ordinance of the Village.

ADD **Section 3404.2.9.5.1 Locations where above-ground tanks are prohibited:** The geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited is hereby specified to be any area other than an area zoned for industrial or commercial use under the Zoning

Ordinance of the Village, provided, however, that if located in an area zoned for commercial use, the capacity of any such above-ground tank shall be limited to a maximum capacity of 500 water gallons.

ADD **Section 3406.2.4.4 Locations where above-ground tanks are prohibited:** The geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited is hereby specified to be any area zoned for residential use under the Zoning Ordinance of the Village.

ADD **Section 3804.2 Maximum capacity within established limits:** The geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas is hereby specified to be any area zoned for residential or commercial use under the Zoning Ordinance of the Village.

Section 6.7.4. Savings Clause.

Nothing in this Article or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

ARTICLE VIII

THE 2006 EDITION OF THE INTERNATIONAL FUEL GAS CODE, REGULATING AND GOVERNING FUEL GAS SYSTEMS AND GAS-FIRED APPLIANCES IN THE VILLAGE OF RANTOUL, ILLINOIS; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR TO BE KNOWN AS THE FUEL GAS CODE

Section 6.8.1. Adoption of Fuel Gas Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article VIII and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “International Fuel Gas Code”, 2006 edition, including Appendix A, B, C and D, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code (the “**Fuel Gas Code**”) of the Village, for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Fuel Gas Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.8.2 of this Article.

Section 6.8.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Fuel Gas Code are hereby revised as follows:

- INSERT **Section 101.1 Title:** “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].
- AMEND **SECTION 103 DEPARTMENT OF INSPECTION:** The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of the Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the “building official” shall be deemed and construed to be references to the “Village Inspector”.
- ADD **Section 106.5.2 Fee Schedule:** The schedule of fees for work shall be as specified in Section 6.14.1 of Chapter 6 of the Village Code.
- INSERT **Section 106.5.3 Fee Refunds:**
2. Fifty percent (50%) for [SPECIFY PERCENTAGE]
 3. Ten percent (10%) for [SPECIFY PERCENTAGE]
- ADD **SECTION 108.5 Violations penalties:** Penalties for violations of this code shall be as otherwise specified in Section 6.14.2 of Chapter 6 of the Village Code.
- ADD **Section 108.6:** Penalties for continuing any work after having been given a stop work order shall be as otherwise specified in Section 6.14.3 of Chapter 6 of the Village Code.

AMEND **SECTION 109 BOARD OF APPEALS:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under this code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.

Section 6.8.3. Savings Clause.

Nothing in this Article or in the Fuel Gas Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

ARTICLE IX

THE 2006 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REGULATING AND GOVERNING ENERGY EFFICIENT BUILDING ENVELOPES AND INSTALLATION OF ENERGY EFFICIENT MECHANICAL, LIGHTING AND POWER SYSTEMS IN THE VILLAGE OF RANTOUL, ILLINOIS; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE ENERGY CONSERVATION CODE

Section 6.9.1. Adoption of Energy Conservation Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article IX and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the "International Energy Conservation Code", 2006 edition, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code (the "**Energy Conservation Code**") of the Village, for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Energy Conservation Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.9.2 of this Article.

Section 6.9.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Energy Conservation Code are hereby revised as follows:

INSERT **Section 101.1 Title:** "Village of Rantoul, Champaign County, Illinois", for [Name of Jurisdiction].

AMEND **SECTION 202 DEFINITIONS:** "Code Official" The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of the Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the "Code Official" shall be deemed and construed to be references to the "Village Inspector".

Section 6.9.3. Savings Clause.

Nothing in this Article or in the Energy Conservation Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

ARTICLE X

THE 2006 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, REGULATING AND GOVERNING THE MITIGATION OF HAZARD TO LIFE AND PROPERTY FROM THE INTRUSION OF FIRE FROM WILDLAND EXPOSURES, FIRE FROM ADJACENT STRUCTURES AND PREVENTION OF STRUCTURE FIRES FROM SPREADING TO WILDLAND FUELS IN THE VILLAGE OF RANTOUL, ILLINOIS; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE WILDLAND-URBAN INTERFACE CODE

Section 6.10.1. Adoption of Energy Conservation Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article X and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “International Wildland-Urban Interface Code”, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Wildland-Urban Interface Code (the “**Wildland-Urban Interface Code**”) of the Village, for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Wildland-Urban Interface Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.10.2 of this Article.

Section 6.10.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Wildland-Urban Interface Code are hereby revised as follows:

INSERT **Section 101.1 Title:** “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].

AMEND **SECTION 202 DEFINITIONS:** “Code Official” The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of the Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the “Code Official” shall be deemed and construed to be references to the “Village Inspector”.

Section 6.10.3. Savings Clause.

Nothing in this Article or in the Wildland-Urban Interface Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

ARTICLE XI

THE 2006 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE; AND THE DEMOLITION OF SUCH EXISTING STRUCTURES; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO BE KNOWN AS THE PROPERTY MAINTENANCE CODE

DIVISION 1⁴

PROPERTY MAINTNENACE CODE

Section 6.11.1.1. Adoption of Property Maintenance Code.

A certain document, at least one (1) copy of which is and has remained on file for a period of not less than thirty (30) days prior to the adoption of this Article X and shall be kept available for public use in the office of the Village Clerk of the Village, being marked and designated as the “International Property Maintenance Code”, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code (the “**Property Maintenance Code**”) of the Village, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions and terms of the Property Maintenance Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 6.11.1.2 of this Article.

Section 6.11.1.2. Additions, Amendments, Insertions and Deletions.

The following sections of the Property Maintenance Code are hereby revised as follows:

INSERT **Section 101.1 Title:** The “Village of Rantoul, Champaign County, Illinois”, for [Name of Jurisdiction].

⁴ Section 6.11.2.12 repealed by Ord. 2193, passed 9/8/09

- AMEND **SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION:** The office of the Village Inspector, as that office is authorized, established and provided for in Article XVI of Chapter 2 of the Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the “building official” shall be deemed and construed to be references to the “Village Inspector”.
- ADD **Section 103.5 Fees:** The fees for activities and services performed under the Property Maintenance Code shall be as specified in Sections 6.11.2.8 and 6.14.1 of Chapter 6 of the Village Code.
- ADD **Section 106.4 Violation Penalties:** Penalties for violations of this code shall be as otherwise specified in Sections 6.11.2.9 and 6.14.3 of Chapter 6 of the Village Code.
- AMEND **SECTION 111 MEANS OF APPEAL:** The Board of Code Appeals, as that board is created, established and provided for in Article XXIII of Chapter 2 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the Village Inspector under this code, and all references in this code to the “board of appeals” or the “board” shall be deemed and construed to be references to the Board of Code Appeals.
- INSERT **SECTION 302.4 Weeds:** “eight (8) inches” for [jurisdiction to insert height in inches].
- INSERT **Section 304.1 Insect Screens:** “April 1 to November 20” for each applicable [Date].
- INSERT **Section 602.3 Heat Supply:** “October 1 to April 30” for each applicable date [Date].
- INSERT **Section 602.4 Occupible work spaces:** “October 1 to April 30” for each applicable [Date].
- AMEND **Section 704.2 Smoke Alarms:** Smoke alarms shall be installed and maintained in accordance with provisions of the Smoke Detector Act (425 ILCS 60/1 et seq.).
- ADD **CHAPTER 7A CARBON MONOXIDE ALARM DETECTORS:** Carbon monoxide alarm detectors shall be installed and maintained in accordance with the provisions of the Carbon Monoxide Alarm Detector Act (430 ILCS 135/1 et seq.).

Section 6.11.1.3. Application of Other Requirements.

Where any provision of this Code or any other ordinance or code of the Village imposes a more restrictive requirement than that provided in the Property Maintenance Code, any such more restrictive requirement shall be deemed to apply and to supersede any such applicable provision of the Property Maintenance Code.

Section 6.11.1.4. Savings Clause.

Nothing in this Article or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any prior act or ordinance, nor shall any existing legal right or remedy of any character be lost, impaired or affected by the adoption hereof.

DIVISION 2

RENTAL PROPERTY REGISTRATION AND INSPECTION

Section 6.11.2.1. Purpose.

The purpose of this Division is to improve and maintain the residential rental housing stock of the Village by the enforcement of the Property Maintenance Code through annual registration and periodic inspections.

Section 6.11.2.2. Definitions.

The following capitalized words, terms and phrases, when used in this Division, shall have the meanings respectively ascribed to them in this Section, except where the context or use clearly indicates another or different meaning:

Certificate of Inspection means the certificate issued after the first inspection of a Rental Residential Premises pursuant to Section 6.11.2.7 of this Division.

Dwelling Unit means any single unit providing complete, independent living facilities for one or more Occupants, including permanent provisions for living, sleeping, eating, cooking and sanitation. For the purposes of this Division, a Dwelling Unit also includes a “Mobile Home” as defined in the Mobile Home Act.

Occupant means any person who is living or sleeping in a Dwelling Unit or having possession of any space within a Dwelling Unit.

Owner means any person or legal entity having a legal or equitable property interest in a Dwelling Unit, including, as applicable, any agent, heir, beneficiary, executor, administrator, legal representative, successor or assign thereof.

Rental Residential Premises means any Residential Premises in which any one or more of the Dwelling Units contained therein is a Rental Residential Unit.

Rental Residential Unit means any Dwelling Unit which is occupied or used, or available for occupation and use, by any Occupant or Occupants for money or other consideration paid or given to any Owner.

Residential Premises means the land and any building or structure located thereon which contains one or more separate Dwelling Units. For the purposes of this Division, a Residential Premises also includes an individual condominium unit.

Village Inspector means the Village Inspector of the Village, including such other employee of the Inspection Department of the Village who is designated by the Village Inspector to exercise some or all of the powers, duties and functions of the Village Inspector in this Division.

Section 6.11.2.3. Registration Required.

It shall be unlawful and a violation of this Section for the Owner of any Residential Premises to fail to file the annual registration statement required to be filed under and pursuant to such Section 6.11.2.4 of this Chapter, to provide any false statement or information in connection with any such annual registration statement or to fail to notify the Inspection Department of any material change in the information required to be included in any such annual registration statement which may affect the ability of the Village to enforce the provisions of this Division.

Section 6.11.2.4. Registration.

(a) Except as otherwise provided in this Section, the Owner of any Residential Premises shall, on or before May 1 of each year, file a registration statement with the Inspection Department of the Village for each individual Residential Premises on forms provided by the Village Inspector. Any such registration statement shall be prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Village against the Owner of any such Residential Premises. Upon the initial registration, a temporary Certificate of Inspection shall be issued for each Rental Residential Premises which shall remain in force and effect until the first inspection.

(b) The Owner of any Residential Premises containing only a single Dwelling Unit shall be exempt from the annual registration requirements of this Section if such Owner has filed a sworn statement with the Village attesting to the fact that such single Dwelling Unit is owner-occupied or is vacant and is not intended to be rented. If any such Residential Premises containing only a single Dwelling Unit ceases to remain owner-occupied or vacant and not intended to be rented, such Residential Premises shall be registered and the registration fee paid at that time.

(c) The provisions of this Section shall not apply to any of the following:

- (i) Hotels and Motels (as defined in the Rantoul Zoning Ordinance);
- (ii) Nursing Homes (as defined in the Rantoul Zoning Ordinance), including any assisted living care facility licensed by the State of Illinois;
- (iii) Any dwelling owned or operated by the Champaign County Housing Authority, the Champaign County Housing Development Corporation, Inc. or any agency of the State of Illinois;
- (iv) Rooming Houses (as defined in the Rantoul Zoning Ordinance); or
- (v) Bed and breakfast establishments.

(d) Transfer of ownership. The registration of any Residential Premises under this Section is not transferable. Except as otherwise provided in this Section, any Residential Premises shall be registered and the registration fee paid by any new Owner within 30 days of any transfer of ownership.

(e) Information Required. The registration statement of any Residential Premises under this Section shall include, but not be limited to, the following:

- (i) Address of the Residential Premises;
- (ii) Type of building or structure and number of Rental Residential Units and the addresses for each Dwelling Unit, e.g. “1”, “A”, “upper”;
- (iii) Name, address and telephone number of the Owner;
- (iv) Name, address and telephone number of the manager or agent of the Residential Premises;
- (v) If the Owner is a corporation or a limited liability company, the name and address of its registered agent;
- (vi) If there is a mortgage on the Residential Premises, the name and address of the mortgage holder; and
- (vii) If the Residential Premises is being sold or transferred under a contract for deed, the name, address and telephone number of both the seller or sellers and the buyer or buyers.

(f) The Village Inspector may, at any time, require additional relevant information of the Owner or any manager or agent on behalf of such Owner to clarify any item on the registration statement.

(g) Any material change in the information included within any registration statement which affects the ability of the Village to enforce the provisions of this Division shall be reported to the Inspection Department by the Owner or any manager or agent on behalf of such Owner within 30 days of any such change.

(h) Each Owner required to file a registration statement under this Section shall pay a fee as indicated in Section 6.11.2.8 of this Division. No registration statement will be considered filed unless accompanied by the required fee. Any registration statement filed more than 30 days after the applicable date when due shall be assessed a late filing fee in the amount provided in Section 6.11.2.8 of this Division.

Section 6.11.2.5. Certificate of Inspection Required.

Except as otherwise provided in this Division, it shall be unlawful and a violation of this Section for the Owner of any Rental Residential Premises to permit any Rental Residential Unit located therein to be occupied or to rent or lease any Rental Residential Unit located therein without having a valid Certificate of Inspection issued by the Inspection Department of the Village for each such Rental Residential Premises.

Section 6.11.2.6. Inspection.

(a) All Rental Residential Premises required to be registered under Section 6.11.2.4 of this Division shall be periodically inspected by the Inspection Department of the Village for the purpose of determining whether such Rental Residential Premises complies with the applicable provisions of the Property Maintenance Code.

(b) The Village Inspector shall establish a schedule of such periodic inspections by systematic zones throughout the Village. The Village Inspector may exempt the requirement for an inspection of any Rental Residential Premises under circumstances where a certificate of occupancy has been issued

upon the new construction of any such Rental Residential Premises within the most previous five (5) year period.

(c) The Village Inspector shall send notice to the Owner and to the Occupant of each Rental Residential Unit within the Rental Registration Premises to be inspected of the date and time that the inspection is scheduled to take place at least fifteen (15) calendar days prior to the scheduled inspection date. Such notice shall be mailed by first class mail, postage prepaid, to the Owner at the address of the Owner or the manager or agent, if any, specified in the registration statement and to the Occupant at the address of the Rental Residential Unit. Any Owner who fails to register a Rental Residential Premises as provided in this Division shall be deemed to consent to receiving such notice by means of having a copy of such notice posted at the Rental Residential Premises. Any such notice to the Occupant may be addressed as being to the "Occupant", and notice to one (1) or multiple persons or legal entities as Owner or Occupant shall be effective as to all persons or legal entities as Owner or Occupant. The notice shall advise that any Owner or Occupant may object to any such inspection by mail, telephone, facsimile transmission, e-mail or in person at the office of the Village Inspector.

(d) If the Owner does not have the right to enter any Rental Residential Unit for the purposes of inspection under the terms of any applicable lease or other agreement, it shall be the responsibility of the Owner or the manager or agent on behalf of the Owner to obtain the consent of the Occupant of any such Rental Residential Unit to enter such Rental Residential Unit for the purposes of such inspection. The Owner, or any manager or agent on behalf of the Owner, shall be present at the time and date of any scheduled inspection to provide applicable access for such inspection. If any such Owner, or any manager or agent on behalf of the Owner, fails to be present at the time and date of any such scheduled inspection or fails to reschedule any such scheduled inspection at least five (5) calendar days prior to the date of any such scheduled inspection, such Rental Residential Premises shall be scheduled for another inspection and such Owner shall be subject to a reinspection fee in the amount specified in Section 6.11.2.8 of this Division. If the Owner, including any manager or agent on behalf of the Owner, or any Occupant objects to a scheduled inspection of any Rental Residential Premises or of any Rental Residential Unit within such Rental Residential Premises, or if the Owner does not have the right to enter the Rental Residential Premises under the terms of any applicable lease or other agreement or with the consent of the Occupant for the purposes of such inspection, the Village Inspector may apply to the Circuit Court for an administrative search warrant to conduct any such inspection.

Section 6.11.2.7. Issuance of Certificate of Inspection.

(a) Upon the first and each subsequent inspection, each Rental Residential Premises shall be classified as follows:

- (1) CLASS A – Rental Residential Premises has no violations of the Property Maintenance Code.
- (2) CLASS B – Rental Residential Premises has minor violations of the Property Maintenance Code that do not pose an immediate threat of danger to the life, health and safety of any Occupant of such Rental Residential Premises.
- (3) CLASS C – Rental Residential Premises has major violations or numerous minor violations of the Property Maintenance Code that affect the overall livability of such Rental Residential Premises but do not pose a threat of danger to the life, health or safety of any Occupant of the Rental Residential Premises.

- (4) CLASS D – Rental Residential Premises has critical violations and is either unsafe, contains unsafe equipment, is unfit for human occupancy or is unlawful under Section 108.0 of the Property Maintenance Code.

(b) The Village Inspector shall cause written notice to be given to the Owner, or to any manager or agent on behalf of such Owner, and to the Occupants of each applicable Rental Residential Unit of the results of such inspection, including the classification assigned to the Rental Residential Premises and a list of deficiencies of all such applicable violations of the Property Maintenance Code found to exist, if any, within five (5) business days of the inspection. Such notice shall be personally delivered or mailed by first class mail, postage prepaid, to: (i) the Owner and the manager or agent, if any, at the address specified in the registration statement; and (ii) the Occupants at the address of each applicable Rental Residential Unit. Any Owner who fails to register a Rental Residential Premises as provided in this Division shall be deemed to consent to receiving such notice by means of having a copy of such notice posted at the Rental Residential Premises. The notice to the Owner shall additionally include a statement that the Owner is subject to an administrative penalty that may be imposed from and after the date of such notice in such amount per day as is provided in Section 6.11.2.9 of this Division for each day that all such violations remain uncorrected.

(c) If, upon completion of an inspection, a Rental Residential Premises is classified as CLASS A and provided the registration statement for such Rental Residential Premises is on file with the Inspection Department and the applicable registration fee and any other applicable reinspection fee as provided in Section 6.11.2.8 of this Division have been paid to the Village, then the Village Inspector shall issue a Certificate of Inspection for such Rental Residential Premises.

(d) If, upon completion of an inspection, a Rental Residential Premises is classified as CLASS B, CLASS C or CLASS D, the Owner, upon receipt of the notice specified in this Section, shall:

- (i) when the Rental Residential Premises is classified as CLASS B, correct all such deficiencies and provide the Inspection Department with a written statement signed by both Owner, or any manager or agent on behalf of the Owner, and any applicable Occupant that all such deficiencies have been corrected within a period not greater than thirty (30) days; provided, however, that if and to the extent that any such deficiencies were caused by any intentional or negligent actions of the applicable Occupant, or any of the invitees or guests of such Occupant, as verified by a condition report for such Rental Residential Unit signed by any such Occupant at the time of initial occupancy, the Owner may correct all such Occupant-caused deficiencies upon a change in occupancy.
- (ii) when the Rental Residential Premises is classified as CLASS C, both correct all such deficiencies and advise the Inspection Department in writing that all such deficiencies will be completed within a timetable that is acceptable to the Village Inspector but does not exceed a period of 90 days (any such timetable may include multiple timelines such that those more serious deficiencies which require a shorter period of time shall be corrected first while the Owner is allowed more time to correct less urgent deficiencies); upon notice to the Inspection Department that all remedial action addressing such deficiencies noted

in the notice has been completed within such timetable, accompanied by any applicable reinspection fee as provided in Section 6.11.2.8 of this Division, the Village Inspector shall cause the Rental Residential Premises to be reinspected.

- (iii) if, upon receipt of the written statement that all such deficiencies have been corrected in connection with a Rental Residential Premises classified as CLASS B, or, upon a finding that all deficiencies have been corrected upon a reinspection of a Residential Premises classified as CLASS C, and provided the registration statement for such Rental Registration Premises is on file with the Inspection Department and the applicable registration fee and any applicable reinspection fees have been paid to the Village, then the Village Inspector shall issue a Certificate of Inspection for the Rental Residential Premises.
- (iv) when the Rental Residential Premises is classified as CLASS D, the Village Inspector shall take such action as may be required under the applicable provisions of Section 108 of the Property Maintenance Code to cause such Residential Rental Premises to be condemned, and shall not issue any Certificate of Occupancy until all deficiencies have been corrected.

Section 6.11.2.8. Fees⁵.

The fee for each registration or reinspection as required under this Division shall be paid in advance in accordance with the respective Schedules of Fees set forth below.

For each registration to be filed and each reinspection conducted for or during the calendar year commencing May 1, 2010 and each May 1 of each calendar year thereafter.

SCHEDULE OF FEES

TYPE OF FACILITY	FEE
Each Registration Statement	\$40.00
Each late Registration Statement	\$100.00
Each Failure to Appear for or to Cancel With Less Than 24 Hours Notice Any Scheduled Inspection or Reinspection	\$100.00 per Occurrence
Each Reinspection	\$100.00 per Dwelling Unit or Condominium Unit

Section 6.11.2.9. Penalties.

(a) The Owner of any Rental Residential Premises classified as CLASS B or CLASS C shall be subject to an administrative penalty of \$10.00 per day for each day that all applicable violations of the Property Maintenance Code as specified in a notice of deficiencies remains uncorrected, provided, however, that any such administrative penalty shall be waived if all such

⁵Amended by Ord. 2193, passed 9/8/092, Sec. 6.11.2.8

applicable violations of the Property Maintenance Code are corrected within the timetable specified in Section 6.11.2.7 of this Division.

(b) If any such violations of the Property Maintenance Code continue for more than 14 days after the timetable specified in Section 6.11.2.7 of this Division or if the administrative penalty is not paid in full on or before such date, any such violations or failure shall be referred for prosecution under the applicable provisions of this Division, the Property Maintenance Code or Chapter 6 of the Village Code.

(c) Any Owner or other person who violates any provision of this Division shall be guilty of an offense and, upon conviction thereof, shall be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than seven hundred fifty dollars (\$750.00) for each such violation. Each day that any such violation continues shall be deemed a separate offense.

Section 6.11.2.10. Appeals.

Any Owner or other person affected by a decision of the Village Inspector, including the issuance of any notice which includes a list of deficiencies, may appeal such decision before the Board of Code Appeals as provided in Article XXIII, Board of Code Appeals, of Chapter 2 of the Village Code.

Section 6.11.2.11. Other Remedies.

Nothing in this Division shall prevent the Village from taking any action under any other applicable Section of this code or any other ordinance or code for any violation thereof or limit the authority of the Village to seek injunctive relief or any other appropriate legal remedy for any violation of any such other Section of this code or any other ordinance or code.

Section 6.11.2.12. Repealer.

The provisions of this Division shall be repealed effective on April 30, 2010 unless prior to that date the President and Board of Trustees of the Village enact an ordinance providing for the continuation of this Division.

ARTICLE XII

MOVING OF BUILDINGS

Section 6.12.1. Permit Required.

No person shall move any building on, over or through any street, alley, sidewalk or other public place in the Village without first obtaining a permit therefor from the Village Inspector.

Section 6.12.2. Application.

Application for a permit to move a building under this Article XII shall be made in writing to the Village Inspector and shall state and include the following:

- a. The proposed route over which the building will be moved;
- b. The number of days it is intended that the building shall occupy any portion of any street, alley, sidewalk or other public place;
- c. An estimate of the weight of the building;
- d. A copy of any permit required for moving a building or structure on or across a State of Illinois right-of-way;
- e. When the route crosses a bridge or tunnel, a structural analysis of any such bridge or tunnel structure by a registered structural engineer;
- f. An inventory of route conflicts with any municipal facilities or Village trees by street address;
- g. A statement from each public utility (including any public utility of the Village) that arrangements have been made for the temporary relocation and replacement of any utility facilities required for the moving of the building, including the payment to or reimbursement of any and all costs and expenses of any such public utility in connection therewith;
- h. The payment of the required fee for a moving permit as specified in Section 6.14.1 of this Article, together with the payment of any and all other related costs and expenses of the Village in connection with temporary relocation of any municipal facilities such as traffic control devices, street signs or utility poles, the trimming of trees or any traffic control provided by the police department of the Village, as any such costs and expenses shall be estimated or otherwise determined by the Village; and
- i. Every person applying for a permit under this Article shall submit with such application a bond in the amount of \$10,000 with surety to be approved by the Village Attorney, conditioned upon the compliance by the applicant with all the provisions of this Article, including the payment for repair of all damages to public property or public improvements which may arise out of the moving of such building and conditioned further

upon such applicant removing any debris from any street, alley, sidewalk or other public place in the Village resulting from such building being moved; and

j. A certificate of insurance for comprehensive general liability insurance against claims for personal injury, including without limitation, bodily injury, death or property damage, with limits of liability of not less than \$500,000 in the event of bodily injury or death to any one or more persons per accident and not less than \$100,000 for property damage.

Section 6.12.3. Standards for Issuance of Moving Permit.

The Village Inspector shall not issue any permit to move a building unless:

a. The application is complete and all matters and things required to be included with such application under Section 6.12.2 above are received in necessary and proper form.

b. In the event that the building is to be moved to any other location within the Village, the applicant has applied for and received such building permit as may be required by the Building Code or the Residential Code, as applicable thereto, for the location of such building at such other location and that the building and such other location otherwise comply with all other applicable codes and ordinances of the Village, including those related to zoning.

Section 6.12.4. Time Within Which to Move Building.

The issuance of a permit to move a building shall be valid for a period of one hundred twenty (120) days only. After that period, the permit shall become null and void.

ARTICLE XIII

REGULATION OF DEVELOPMENT IN FLOODPLAIN AREAS

Section 6.13.1. Definitions.

Unless the context or use indicates another or different meaning, certain words and terms as used in this Article XIII shall have the meanings respectively ascribed to them in this Section 6.13.1 as follows:

- a. **“Development”** means any man-made change to real estate including, but not limited to, the construction or reconstruction of any building, the installation of any Manufactured Home or mobile home, the installation of utilities, the construction of roads or bridges, the erection of levees, walls or fences, or the drilling, mining, filling, dredging or storage of materials.
- b. **“Flood”** or **“Flooding”** means any general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of, the unusual and rapid accumulation of, or the runoff of, surface water from any source.
- c. **“Floodplain”** means any land area susceptible to Flooding.
- d. **“Floodproofing”** means any combination of structural and nonstructural additions, changes, or adjustments to Structures which reduce or eliminate flood damage to real estate or any improvements thereon, to water and sanitary facilities, and to Structures and the contents thereof.
- e. **“Manufactured Home”** means any structure transportable in one or more sections that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities.
- f. **“Structure”** means, for Floodplain management purposes, a walled and roofed building, or gas or liquid storage tanks, which are principally above ground, including recreational vehicles and travel trailers located on any particular site for more than 180 days.
- g. **“Substantial Improvements”** means any repair, reconstruction, or improvement of a Structure, the cost of which equals or exceeds 50 percent of the market value of such Structure either, (a) before the improvement or repair is started, or (b) if the Structure has been damaged, and is being restored, before the damaged occurred. For the purpose of this definition, Substantial Improvements are considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of any building constituting such Structure commences, whether or not such alteration affects the external dimensions of the Structure. The term Substantial Improvements does not, however, include either, (a) any improvement of a Structure to comply with existing State of Illinois health, sanitary or safety specifications or any other similar provision of the Village, which are solely necessary to assure safe living conditions, or (b) any alteration of a Structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.

Section 6.13.2. Permit Requirements.

No person, firm, corporation or governmental body not exempted by state law shall commence any Development within any Floodplain without first obtaining a permit for such Development from the Village Inspector as required by this Article.

Section 6.13.3. Permit Application.

To obtain a permit for such Development within any Floodplain, an applicant must first file an application on a form to be furnished by the Village Inspector for such purpose. Such form must be completed by such applicant and submitted to the Village Inspector.

Section 6.13.4. Duties of the Village Inspector.

The Village Inspector shall be responsible for the general administration of this Article XIII and shall ensure that all Development under the jurisdiction of the Village meets the requirements of this Article XIII. The Village Inspector shall be responsible for receiving any application and examining the plans and specifications for any proposed Development within any Floodplain. After reviewing such application, the Village Inspector shall require any additional measures for Floodproofing in connection with such Development as may be necessary to meet the requirements of this Article XIII.

Section 6.13.5. Review of Proposed Development.

- a. The Village Inspector shall review any proposed Development within any Floodplain to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. 1334), as supplemented and amended.
- b. If any proposed Development is for a channel or an adjacent area of a stream draining one square mile or more, an applicant of any such proposed Development must first secure a permit from the Illinois Division of Water Resources, or a letter from such division stating that "Permit Not Required".

Section 6.13.6. Review of Permit Application.

The Village Inspector shall review all applications for permits required by this Article XIII to determine whether the site of any such proposed Development within any Floodplain will be reasonably safe from Flooding. If any such site is in any Floodplain, all new construction and Substantial Improvements (including the placement of prefabricated buildings, Manufactured Homes and mobile homes) shall:

- a. be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement;
- b. be constructed with materials resistant to damage by Flooding;

c. be constructed by methods and practices that minimize damage by Flooding;
and

d. be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components thereof during any Flooding.

Section 6.13.7. Review of Subdivision Proposals.

The Village Inspector shall review proposals for any subdivision and other new Development within any Floodplain to determine whether any such proposal will be reasonably safe from Flooding. If any such proposal is in any Floodplain, any such proposal shall be reviewed to assure that:

a. any such proposal is consistent with the need to minimize damage by Flooding within any Floodplain;

b. all public utilities and facilities, such as sewer, gas, electric and water systems, are located and constructed to minimize or eliminate damage by Flooding; and

c. adequate drainage is provided to reduce exposure of any hazard by Flooding.

Section 6.13.8. Water Supply Systems.

The Director of Public Works shall require any new or replacement water supply systems within any Floodplain to be designed in such a manner as to minimize or eliminate infiltration by Flooding into such water supply systems.

Section 6.13.9. Sanitary Sewage and Waste Disposal Systems.

The Department of Public Works shall require:

a. any new or replacement sanitary sewage systems within any Floodplain to be designed in such a manner as to minimize or eliminate infiltration by Flooding into such sanitary sewage systems and the discharges from such sanitary sewage systems into Flood waters; and

b. any on-site waste disposal systems within any Floodplain to be located in such a manner as to avoid any impairment to such waste disposal systems or the contamination from such waste disposal systems during any Flooding.

ARTICLE XIV

FEES AND PENALTIES

Section 6.14.1. Fee Schedule.

The fee for each permit as required by any provision of this Chapter shall be paid in advance of the issuance of any such permit in accordance with the following schedule:

a. Building Code Permits

1. New Construction (including additions, but excepting one- and two-family dwellings):
\$1.50 per \$1,000.00 of construction costs
2. Tower: \$75.00
3. Deck: \$25.00
4. Fence: \$15.00
5. Sign: \$10.00 per \$1,000 of estimated costs but not less than \$30.00
6. Demolition:
 - (a) Any building or structure except one- and two-family dwellings and detached garages and sheds: \$5.00 per \$1,000 of estimated costs but not less than \$35.00
 - (b) Any one- and two-family dwelling: \$35.00
 - (c) Any detached garage or shed: \$15.00
7. Moving (when not crossing or occupying any public street, alley or right-of-way): \$50.00
8. Automatic Fire Extinguishing System, Fire Pumps and Related Equipment: \$5.00 per \$1,000 of estimated costs but not less than \$100.00
9. Plan Review Fees (for all new construction, including additions):

<u>Construction costs(\$)</u>	<u>Fee</u>
0 – 9,999	\$0.00
10,000 – 49,999	\$50.00
50,000 – 174,999	\$100.00
175,000 plus	\$1.50 per \$1,000 of construction costs
10. Sprinkler System Review Fees: \$50.00

b. Residential Code Permits

1. New Construction
 - (a) 2,200 square feet or less \$175.00
 - (b) 2,201 square feet or more \$250.00

2. Additions, Alterations, Renovations
 - (a) \$15.00 per inspection but not less than \$45.00
 - (b) Disability Accessibility Projects \$25.00
 3. Plan Review Fees \$50.00
 4. Sprinkler System Review Fees \$50.00
- c. Mechanical Code and Fuel Gas Permits
1. One- and Two-Family Residential \$25.00 per fixture
 2. All (except One- and Two-Family Residential) \$2.00 per \$1,000 of the estimated cost per fixture
- d. Electrical Permits
1. One- and Two-Family Residential:
 - (a) Services Installations:

Single meter.....	\$5.00
Each additional meter.....	\$1.00
 - (b) Outlets and/or Fixtures:
 - (1) New Building Construction

First 40 outlets and/or fixtures	\$10.00
Each additional 40 outlets and/or fixtures..	\$10.00
 - (2) Alterations to existing installations:

First 3 outlets and/or fixtures	No charge
Four to ten outlets and/or fixtures	\$3.00
Each additional 20 outlets and/or fixtures..	\$1.00
To move service	\$12.00
 - (c) Air conditioners..... \$7.50
 2. All (except one- and two-family residential):
 - (a) Service Installations:

100 amp service.....	\$10.00
200 amp service.....	\$25.00
400 amp service.....	\$50.00
Each additional 100 amp above 400	\$20.00 (per 100 amp)
 - (b) Outlets and/or Fixtures:
 - (1) First 20 outlets and/or fixtures
 \$5.00 |
 - Each additional 20 outlets and/or fixtures..
 \$10.00 |

	(2) Alterations to Existing Buildings:	
	First 20 outlets and/or fixtures	\$5.00
	Each additional 20 outlets and/or fixtures..	\$10.00
	To move service	\$12.00
	(c) Motors and/or heating up to 10 h.p.	\$5.00
	Each additional 10 h.p.	\$5.00
	(Each KW of heating shall be considered 1 h.p.)	
3.	Signs (Exterior Only)	\$10.00/\$1,000 of the estimated cost, with a minimum of \$30.00 per sign.
e.	Plumbing Permits (Under Building Code)	\$4.00 per Plumbing fixture
	<u>Plus</u> an inspection fee for all openings as follows:	
1.	1 to 10 openings	\$10.00
2.	11 to 20 openings	\$15.00
3.	21 to 30 openings	\$20.00
4.	31 to 40 openings	\$30.00
5.	41 and over	\$35.00
f.	Fire Prevention Code Permits	
1.	Storage of Compressed Gases, Flammable and Combustible Liquids, Hazardous Materials and LP-Gas:	
	(a) Tanks containing 2,000 water gallons and less.....	\$100.00
	(b) Tanks containing more than 2,000 water gallons	\$200.00
2.	Installation, Construction or Alteration of Equipment Used to Store, Dispense or Use Compressed Gases, Flammable and Combustible Liquids, Hazardous Materials and LP-Gas.....	\$15.00
3.	Silviculture or Range or Wildlife Management Practices, Prevention or Control of Disease or Pests, or a Bonfire	\$30.00
g.	Other Permits	
1.	Moving Permit (across any public street, alley or right-of-way) ...	\$50.00
h.	Work Without a Permit	

For any work or use commenced without a permit for which a permit is required, an additional fee of \$100.00 shall apply in addition to the regularly prescribed fee.

As used in this Section 6.14.1:

“Construction costs” shall be calculated by multiplying the gross square footage of any new building, structure or addition by the most recent square foot construction cost as revised and published from time to time in the Building Safety Journal by the International Code Council.

“Estimated costs” shall be calculated by totaling the cost of all services, labor, materials, equipment, scaffolding and any other appliances or devices entering into and necessary to the prosecution and completion of the installation or the work ready for occupancy; provided that the cost of excavation or grading, and of painting, decorating or other work that is merely for embellishment and not otherwise necessary for the safe and lawful use is not deemed a part of such installation or work.

“Plumbing Fixtures” includes any opening in plumbing systems for fixtures or for waste or ventilation pipes regardless of whether an actual fixture is set or not.

Section 6.14.2. Penalties.

Except as otherwise provided in Division 2 of Article XI of this Chapter, any person who shall violate any other provision of this Chapter, including any provision of any code, rule, regulation or any state or federal statute adopted by reference in this Chapter, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair any building, structure, equipment or system in violation of any approved plan, construction document, permit, certificate or other directive of the Village Inspector issued thereunder, shall be guilty of an offense punishable by a fine of not less than \$25.00 nor more than \$750.00 for each such violation. Each day that any such violation continues, after notice of any such violation if any notice is required to be served upon such person, shall be deemed a separate offense.

Section 6.14.3. Unlawful Continuance.

Any person who shall continue any work in or about any building or structure, after having been served with a stop work order as provided in any applicable code, rule or regulation adopted by reference in this Chapter, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an offense punishable by a fine of not less than \$25.00 nor more than \$750.00 for each such violation. Each day that any such violation continues, after being served with any such stop work order, shall be deemed a separate offense.