

VILLAGE OF NORTH RIVERSIDE

ORDINANCE NO. 13-O-_____

**AN ORDINANCE AMENDING THE
VILLAGE OF NORTH RIVERSIDE MUNICIPAL CODE
RELATED TO BUILDINGS AND CONSTRUCTION**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF NORTH RIVERSIDE, ILLINOIS
THIS 18TH DAY OF MARCH, 2013**

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AN ORDINANCE AMENDING THE
VILLAGE OF NORTH RIVERSIDE MUNICIPAL CODE
RELATED TO BUILDINGS AND CONSTRUCTION

BE IT ORDAINED, by President and Board of Trustees of the Village of North
Riverside, Cook County, Illinois as follows:

SECTION 1. That Chapter 15.04 of the North Riverside Municipal Code be and
the same is hereby amended with the following language:

GENERAL PROVISIONS

15.04.010 Purpose.

The purpose of this chapter is to provide for the safety, health and public welfare through structural strength and stability, means of egress, adequate light and ventilation and protection to life and property from fire and hazards incidental to the design, construction, alteration, removal or demolition of buildings or structures. This chapter sets forth requirements which are considered reasonable and are held in every instance to be the minimum for the promotion of public health, safety and the general welfare.

15.04.020 Chapter as Remedial.

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

15.04.030 Definitions.

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

ACCEPTED ENGINEERING PRACTICE: That which conforms to accepted principles, tests or standards of nationally recognized technical or scientific authorities.

ACCESSIBLE: Refers to any opening in the exterior of a building larger than eight inches by twelve inches (8" x 12") (e.g., door, window, transom, vent, duct, skylight, etc.) that is within either: a) eighteen feet (18') of the ground or the roof of an adjoining structure; b) fourteen feet (14') of any window, fire escape or ledge; or c) four feet (4') of another opening larger than eight inches by twelve inches (8" x 12"), a fire escape or a ledge in or projecting from the same wall as such opening or an adjacent wall, and leading to another building or structure.

ALCOVE: A recess adjoining and connecting with a larger room, with an unobstructed opening

into such room.

ALTERATION: A change in size, shape, character or use of a structure or a change or rearrangement in the structural, mechanical, electrical, plumbing or egress systems of a building or structure.

APPROVED: As applied to a material, device or method of construction, shall mean approved by the director of municipal services under the provisions of this chapter, or approved by some other authority designated by law to give approval in the matter in question.

APPROVED RULES: The legally adopted rules of the village of North Riverside or of a recognized authoritative agency.

AREA: The maximum horizontal projected area of the building or structure at or above grade.

AREAWAY: An uncovered subsurface space adjacent to a building.

ATTIC: The space between the ceiling joists of the top habitable story and the roof rafters.

ATTIC, HABITABLE: An attic that has a stairway as a means of access and egress and in which at least fifty percent (50%) of the required area has a ceiling height of at least seven feet six inches (7'6").

AUTOMATIC SPRINKLER: Equipment, comprising a system of pipes with orifices, all adequately sized, to apply water automatically to fire.

BASE FLOOD: The flood having a one percent (1%) probability of being equaled or exceeded in a given year.

BASEMENT: A portion of a building located partly underground, but having not less than one-half ($\frac{1}{2}$) its clear floor to ceiling height below the average grade of the adjoining ground.

BASEMENT ROOM: Any room in a building where the average finished grade along the outside wall of said room is more than three feet (3') above the floor of said room.

BEST MANAGEMENT PRACTICES: Design, construction and maintenance practices and criteria for stormwater facilities that minimize the impact of stormwater runoff rates and volume, prevent erosion and capture pollutants.

BUILDING: Anything constructed for shelter or enclosure of persons, animals or chattels of any kind and which is permanently affixed to the land.

BUILDING, ACCESSORY: A subordinate building or portion of a principal building, the use of which is incidental to that of the principal building and customary in connection with that use.

BUILDING, COMPLETELY ENCLOSED: A building separated on all sides from the adjacent open space or from other buildings or other structures, by a permanent roof and behind exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

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

BUILDING HEIGHT: The height in feet shall be taken as the vertical distance from the average grade adjacent to the building to the highest point of the building. In determining height, parapet walls not exceeding three feet (3') in height from the roof surface, penthouse, attics, roof tanks, bulkheads, chimneys and similar roof structures shall not be included unless the aggregate area of such structures exceeds one-third ($\frac{1}{3}$) of the area of the roof of the building.

BUILDING LINE: The setback or yard line, established by law, beyond which a building shall not be built or extend.

BUILDING OFFICIAL: The officer which is hereby authorized and it is his duty to administer and enforce the provisions of the building code, making such determinations, interpretations and orders as are necessary therefor, and requiring such plats, plans and other descriptive material in connection with applications for permits as are necessary for him to judge compliance with this title. The building official of the village of North Riverside, Cook County, Illinois.

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

BUILDING, PRINCIPAL: A nonaccessory building in which the principal use of the lot on which it is located is conducted.

BUILDING SERVICE EQUIPMENT: The mechanical, electrical or elevator equipment, including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, firefighting and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

BURGLARY RESISTANT GLAZING MATERIAL: Glass and glasslike materials which comply with or exceed the Underwriters Laboratories, Inc., or another approved testing agency, standard for burglary resistant glazing materials as follows: withstand the impact of a five (5) pound steel ball dropped from a height of ten feet (10') concentrated within a five inch (5") diameter area of the surface without release from the frame.

CLOMA: A conditional letter of map amendment. A FEMA comment letter on a development proposed to be located in, and affecting only that portion of the area of a floodplain outside the regulatory floodway and having no impact on the existing regulatory floodway or base flood elevations.

CLOMR: A conditional letter of map revision. A letter that indicates that FEMA will revise base flood elevations, flood insurance rate zones, flood boundaries, or floodways as shown on an effective FIRM or FBFM, after the record drawings are submitted and approved.

CEILING: The overhead inside finish of a room; the surface of the room opposite the floor.

CEILING HEIGHT: The clear vertical distance from the finished floor to the finished ceiling.

CELLAR: The portion of a building located partly or wholly underground and having half or more than half of its clear floor to ceiling height below the average grade of the adjoining ground. In dwellings, it shall not be used as sleeping quarters or for the preparation of food, except in single-family detached residences which meet the emergency egress, ceiling height, light and ventilation requirements of the building code.

CENTRAL HEATING SYSTEM: A system supplying heat to one or more dwelling units or more than one room.

CERTIFICATE OF ELEVATION: The federal emergency management agency national floodplain insurance program certificate of elevation.

CERTIFICATE OF OCCUPANCY: The certificate issued by the village permitting the occupation and use of a building in accordance with the approved plans and specifications which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.

CHANGE OF USE: The alteration of the use of a building or structure to a new use which imposes other special provisions of law governing building construction, equipment or exits.

CHASE: A vertical penetration in a wall provided to accommodate piping, conduit or ducts.

CHIMNEY: A primarily vertical enclosure containing one or more flues.

COMBINATION DEAD LATCH AND DEAD BOLT: A device combining a dead latch operable by knobs from inside and outside by a key, both of which can be retracted from the inside by turning the knob from the outside by a key.

COMBUSTIBLE MATERIAL: A material which cannot be classified as noncombustible in accordance with that definition.

COMMERCIAL BUILDINGS: Any building which is not defined as a dwelling.

COMPENSATORY STORAGE: An excavated hydrologically and hydraulically equivalent volume of storage created to offset the loss of existing flood storage.

CONTRACTOR: A person, firm or corporation engaged in the business of construction, altering, moving, demolishing buildings, structures and/or parts thereof, or in work incidental to the above operations, either for himself or for others.

CORPORATE COUNSEL: Whenever used in this code, it shall mean the legal counsel for the village of North Riverside.

COURT: An open unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two (2) or more sides by such building or buildings.

COURT, INNER: Any court enclosed wholly by buildings, walls or other enclosing devices.

COURT, OUTER: A court extending to and opening upon a street, public alley, or other approved open space, not less than fifteen feet (15') (4572 mm) wide, or upon a required yard.

CRITICAL WETLANDS: Wetlands of the highest value by virtue of one or more high ranking characteristics that result in a uniquely valuable environment.

CYLINDER GUARD: A hardened steel ring or plate surrounding the otherwise exposed portion of a cylinder lock to prevent cutting, prying, pulling or wrenching with common tools.

DEAD BOLT: A bolt which has no automatic spring action and which is operated by a key, thumb turn or lever and is positively held fast in the protected position.

DEAD LATCH: A latch which is positively held in latched position with a strike by an added integral bolt type mechanism and is released by a key from the outside and a knob or similar actuator from the inside.

DEPRESSIONAL STORAGE: The existing volume of storage available under the base flood elevation that may be contained in low lying areas that have no drainage outlet.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, construction of or substantial improvements to buildings or other structures, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations.

DILAPIDATED: Fallen into ruin, decay or disrepair.

DOOR SCOPE: A system of lenses encased for convenient installation in entrance doors permitting an inside viewer to observe a one hundred eighty degree (180°) area of the outside with the door closed.

DORMITORY: A room occupied by more than two (2) guests.

DOUBLE CYLINDER DEAD BOLT: A dead bolt lock actuated by a key from the inside and outside.

DWELLING: A building or portion thereof designed or used for residential purposes, including single- and multiple-family uses, but not including house trailers, mobile homes or lodging rooms in hotels, motels or lodging houses, dormitories, or any facility where people are being detained involuntarily or for medical or other care or treatment.

DWELLING, MULTIPLE DWELLING: A residential building designed and built as a group of individual dwelling units, each for a single-family, but which units may touch each other by virtue of common or party walls and/or floors and ceilings, and which contain two (2) or more dwelling units.

DWELLING, SINGLE-FAMILY ATTACHED: A residential building designed and built as a dwelling unit for one family, but which may touch another single-family dwelling on one or more sides, with or without party walls, but which is located as the only dwelling unit on a single specific lot or parcel of ground.

DWELLING, SINGLE-FAMILY DETACHED: A residential building which is entirely surrounded by open space on the same lot.

DWELLING UNIT: A group of rooms constituting all or part of a dwelling, which are arranged,

designed, used or intended for use exclusively as living quarters for one family, and which includes cooking facilities.

EFFICIENCY LIVING UNIT: Any room having cooking facilities used for combined living, dining and sleeping purposes.

ELEVATION CERTIFICATES: A form published by FEMA, or its equivalent, that is used to certify the base flood elevation and the lowest elevation of usable space to which a building has been constructed.

EXIT: That portion of a means of egress which is separated from all other spaces of a building or structure by construction or equipment as required in this chapter to provide a protected way of travel to the exit discharge.

EXTERIOR PROPERTY AREA: The open space on the premises and on adjoining property under the control of owners or operators of such premises.

EXTERMINATION: The control and elimination of insects, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poison, spraying, fumigating, trapping or by any other approved pest elimination methods.

FBFM: A flood boundary and floodway map. A floodplain management map issued by FEMA that depicts, based on detailed analysis, the boundaries of the base flood, the two-tenths percent (0.2%) probability flood, and the floodway.

FEMA: The federal emergency management agency.

FHBM: A flood hazard boundary map. An official map of a community issued by FEMA, on which the boundaries of the flood, mudslide or mudflow, or related erosion areas having special hazards have been designated as zones A, M, and/or E.

FENCE: A barrier composed of materials which are used as: a line of demarcation, boundary, screen, separation, means of privacy, protection or confinement.

FIRM: A flood insurance rate map. A map issued by FEMA that is an official community map, in which map FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community. This map may or may not depict floodways.

FACTORY BUILT FIREPLACE: Prefabricated unit and all parts used to assemble the unit, including the fire box and flue.

FAMILY: One or more persons as related to the other by blood, marriage, guardianship or adoption, or a group of not more than three (3) persons not so related, together with his or her domestic servants, maintaining a common household in a dwelling unit, or a group of not more than six (6) handicapped individuals, as defined in title VIII of the United States civil rights act of 1968, as amended, together with their domestic servants and attendants, maintaining a common nonprofit household in a dwelling unit.

FIRE RETARDANT TREATED WOOD: Wood treated to be fire retardant and approved by a certified testing laboratory as meeting the requirements of ASTM E-84.

FLOOD: Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation of runoff of surface waters from any source.

FLOOD PROTECTION ELEVATION: The elevation to which uses regulated in this title are required to be elevated or floodproofed.

FLOODPLAIN: The area typically adjacent to and including a body of water where ground surface elevations are at or below a specified flood elevation.

FLOODPROOF: Additions, changes, or adjustments to structures or property that prevent the entry of floodwater in order to protect property from flood damage.

FLOODPROOFING CERTIFICATE: A form published by FEMA that is used to certify that a structure is floodproofed to one foot (1') above the base flood elevation.

FLOODWAY: The channel and that portion of the floodplain adjacent to a stream or watercourse that is needed to convey the base flood.

FLOOR: The inside bottom finish of a room.

FLOOR AREA: The "floor area" of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such building or buildings measured from the exterior face of exterior walls, or from the centerline of party walls separating two (2) buildings, without deduction for hallways, stairs, closets, thickness of walls or columns. In particular, "floor area" shall include:

(A) A basement or cellar having more than four feet (4') in height above adjacent grade around fifty percent (50%) or more of the basement or cellar perimeter.

(B) In the case of a basement or cellar not fitting the description of subsection (A) of this definition, but having normal direct access to the outside not through another floor (walk out basements), one-half ($\frac{1}{2}$) of the basement or cellar area shall be included.

(C) An attic, the space between the ceiling beams of the top story and the roof rafters, which has a fixed stairway as a means of access and a height of seven feet (7') or more above the attic floor.

(D) Interior balconies and mezzanines.

(E) Enclosed porches and sunrooms.

(F) Roofed over decks, patios, porches, carports and stairs.

(G) Elevator shafts and stairwells at each floor.

(H) Floor space used for mechanical equipment; except equipment, open or enclosed located on the roof (i.e., bulkheads, water tanks and cooling towers).

FLOOR AREA RATIO: The numerical value obtained by dividing the floor area within a building or buildings by the area of such lot or parcel of land on which the building or buildings are located. (The floor area ratio as designated for each district, when multiplied by the lot or parcel area in square feet, shall determine the maximum permissible floor area for the building or buildings on the lot or parcel of land on which the building or buildings are located.)

FLUE: An approved enclosed passageway used for the removal of the products of combustion.

GARAGE, PRIVATE: An accessory building or an accessory portion of the principal building, including a carport, which is intended for and used to store the private vehicles of the family resident upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on.

GARAGE, PUBLIC: A building or structure for the storage or parking of more than four (4) passenger motor vehicles or motor powered boats, or more than one commercial motor vehicle.

GARBAGE: The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GRADE:

- A. The maximum grade at building shall be ten feet over walk. Front terrace may be higher.
- B. In buildings already built the adjoining grade should be followed with approval of building commissioner.
- C. The floor of the first story in all residences shall be in a plane not less than one foot above the established sidewalk grade.

GRADING PLAN: A grading plan shall be submitted for all new construction showing in sufficient detail all elevations, contour lined, etc. Grading plans for single-family detached residences shall have a minimum scale of one inch equals twenty feet (1" = 20').

GUEST: Any person having the right to occupy a room for living or sleeping purposes.

GUESTROOM: Any room or rooms used, or intended to be used by a guest for sleeping purposes.

HABITABLE FLOOR: Any floor used for living purposes, including a basement.

HABITABLE ROOM: A room used for living, sleeping, eating or cooking purposes, but excluding baths, toilet rooms, storage spaces, utility rooms and corridors.

HALF-STORY: A portion of a building under a gable, hip or gambrel roof, having one or more finished or habitable rooms. Half-story also means basement apartments in apartment buildings only.

HIGH WATER ELEVATION: The elevation of floodwaters of the base flood at any given point.

HOME OCCUPATION: Any gainful occupation engaged in by the occupant of a dwelling at or from the dwelling.

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

HOT WATER: Water at a temperature of not less than one hundred ten degrees Fahrenheit (110°F).

HOTEL (MOTEL): Any building containing fifty (50) or more guestrooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests, whether rent is paid in money, goods, labor or otherwise. It does not include any jail, hospital, asylum, sanatorium, orphanage, prison, detention home or other institution in which human beings are housed and detained under legal restraint.

INFESTATION: The presence within or around a dwelling, of any insects, rodents or other pests of such kind or in such numbers to cause a hazard to health or to be a nuisance.

INSERT: A hardened steel roller inside unhardened bolts to prevent bolt cutting with common tools.

INSPECTOR: Persons charged with enforcement of fire, building, electrical, plumbing, property maintenance, and health codes and ordinances of the village.

KITCHEN: A room used, or designed to be used, for the preparation of foods.

LOMA: A letter of map amendment; the official determination by FEMA that a specific structure is not in a regulatory floodplain. An LOMA amends the effective FHBM, FBFM or FIRM.

LOMR: A letter of map revision. A letter from FEMA that revises base flood elevations, flood insurance rate zones, flood boundaries or floodways as shown on an effective FHBM, FBFM or FIRM.

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

LOAD, DEAD: The weight of all permanent structural and nonstructural components of a building, such as walls, floors, roofs, ceilings, stairways and fixed service equipment.

LOAD, LIVE: The weight superimposed by the use and occupancy of the building or structure not including the wind load, or dead load.

LOUVERS: A series of removable fixed, slated or movable slats. (Glass louvers are descriptive of jalousies. Glass, wood or metal jalousies are considered to be louvers. Awning windows having sections more than 12 inches in depth are not considered to be louvers.)

MASONRY: A built up construction or combination of building units of such materials as clay, shale, concrete, glass, gypsum or stone set in mortar or plain concrete.

(A) Hollow Masonry Unit: A masonry unit whose net cross sectional area in every plane parallel to the bearing surface is not less than sixty percent (60%) of the gross cross sectional area measured in the same place.

(B) Masonry of Hollow Units: Masonry consisting wholly or in part of hollow masonry units laid contiguously in mortar.

(C) Solid Masonry: Masonry consisting of solid masonry units laid continuously in mortar, or consisting of plain concrete.

(D) Solid Masonry Unit: A masonry unit whose net cross sectional area in every plane parallel to the bearing surface is seventy five percent (75%) or more of its gross cross sectional area measured in the same plane.

MINIMUM HABITABLE ROOM HEIGHT: A clear height from finished floor to finished ceiling of not less than seven feet (7') in the basement, cellar, upper stories, attic rooms and top half-stories over not less than one-half ($\frac{1}{2}$) the floor area when used for sleeping, study or similar activity.

MINIMUM HABITABLE ROOM SIZE: No habitable room shall have a floor area of less than one hundred ten square feet, except kitchens, breakfast rooms, libraries, sun rooms, and bathrooms.

MOTOR FUEL SERVICE STATIONS: A structure, building, or premises or any portion thereof where a flammable fluid is stored, housed or sold for supply to motor vehicles.

MOTOR VEHICLE REPAIR SHOP: A building, structure or enclosure in which the general business of repairing motor vehicles is conducted, including a public garage.

MULTIPLE POINT LOCKS: A system of lever operated bolts that engage a door opening, at least at the head and sill, operated by a single knob or handled from the inside and optionally a cylinder locked handle from the outside.

MUNICIPALITY: Whenever used in this code, it shall mean the village of North Riverside.

NFIP: The national flood insurance program. The requirements of the NFIP are codified in title 44 of the code of federal regulations.

NONCOMBUSTIBLE MATERIAL: Materials that are approved by Underwriters Laboratories, Inc., or another approved testing agency, for their noncombustible nature and do not serve as a source of contribution to a fire.

OCCUPANT: Any person in an area or room, for purposes of living, sleeping, working, visiting, entertainment, schooling, health or otherwise.

OCCUPANT LOAD: The total number of persons that are permitted to occupy a building, or portion thereof, at any one time.

OCCUPIED SPACE: The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane excluding permitted projections as allowed by this chapter.

OPERABLE AREA: The part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR: Any person having charge, care, management, or control of any dwelling or part of it, in which dwelling units or rooming units are let.

OWNER: Any person who, alone, jointly or severally with others, holds legal or equitable title to any dwelling, rooming house, dwelling unit or rooming unit.

PARTITION: A vertical separating construction between rooms or spaces.

PARTITION, BEARING: A partition used to support loads other than its own weight.

PERSON: Any person, firm or corporation, public or private, the state of Illinois and its agencies or political subdivision and the United States Of America, its agencies and instrumentalities, any agent, servant, officer or employee of any of the foregoing.

PLAN COMMISSION: The plan commission of the Village of North Riverside, Cook County, Illinois.

PLAT OF SURVEY: Plat of survey sealed by a registered land surveyor from the state of Illinois showing all existing structures, etc., drawn within six (6) months of the permit request.

PLUMBING (PLUMBING FIXTURES): Water heating facilities, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents, and other similar supplied fixtures, together with all connections to water or sewer lines.

PREMISES: A lot, plot or parcel of land including the buildings and structures thereon.

PROFESSIONAL ENGINEER: A person licensed under the laws of the state of Illinois to practice professional engineering.

PROFESSIONAL ENGINEERING: The application of science to the design of engineering systems and facilities, using the knowledge, skills, ability and professional judgment developed through professional engineering education, training and experience.

PROFESSIONAL ENGINEERING PRACTICE: The consultation on, conception, investigation, evaluation, planning and design of, and selection of materials and methods to be used in, administration of construction contracts for or site observation of an engineering system or facility, when such consultation, conception, investigation, evaluation, planning, design, selection, administration or observation requires extensive knowledge of engineering laws, formula, materials, practice and construction methods.

PUBLIC CORRIDOR: An enclosed public passageway with access to and from individual apartments, offices or rooms leading to a public hallway or to the exitways.

PUBLIC HALLWAY: A public corridor or space separately enclosed for providing common access to all the exitways of a building on any story.

PUBLIC PARKING DECK: An unenclosed or partially enclosed structure for the parking of motor vehicles, with no provision for the repairing or servicing of such vehicles.

RAT HARBORAGE: Any place where rats can live, nest or seek shelter.

RATED: Whenever used in this code, it shall mean as listed by the Underwriters Laboratories, Inc., or another approved testing agency.

RATED ASSEMBLY: All parts and components when assembled will provide a fire rated assembly.

RATPROOF: A form of construction which will prevent the entrance and exit of rats to and from a given space or building.

RECORD DRAWINGS: Drawings prepared, signed and sealed by a professional engineer or land surveyor representing the final as built record of the actual in place elevations, location of structures and topography.

REGULATORY FLOODPLAIN: The floodplain as determined by the base flood elevation used as the basis for regulation in this title.

REGULATORY FLOODWAY: The floodway that is used as the basis for regulation in this title.

REGULATORY WETLANDS: All wetlands other than critical wetlands.

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

RESIDENCE BUILDING: A building in which sleeping accommodations or sleeping accommodations and cooking facilities as a unit are provided, except when classified as an institution under this code.

RIPARIAN ENVIRONMENT: Land bordering a waterway or wetland that provides habitat or amenities dependent on the proximity to water.

ROOF COVERING: The covering applied to the roof for weather resistance, fire resistance or appearance.

ROOF STRUCTURE: A structure above the roof or any part of a building enclosing a stairway, tank, elevator machinery or service equipment, or such part of a shaft as extends above the roof; and not housing living or recreational accommodations.

ROOFLINE: Either the peak line of the roof or the top of the parapet, whichever forms the top line of the building silhouettes.

RUBBISH: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches and yard trimmings, except for those which may be placed in a compost pile, tin cans, metals, mineral matter, glass, crockery and dust, parts intended for use on a motor vehicle, body parts of motor vehicles, tires, plastic containers, crates, barrels, except for approved rain barrels, pallets, furniture not intended or designed for outdoor use, carpeting, carpet padding, operable or inoperable household appliances, construction debris, ladders, bricks, stone piles, gravel, large dirt piles and similar types of materials.

RUNOFF: The waters derived from melting snow or rain falling within a tributary drainage basin that exceed the infiltration capacity of the soils of that basin.

SCS: The United States department of agriculture, soil conservation service.

SATELLITE EARTH STATION: Any antenna which includes a reflector element, whether flat, concave or parabolic, which is designed for receiving television, radio, data or other signals from satellites or other sources, or for transmitting such signals to a receiving station.

SERVICE ROOMS: Any room used for storage, bath or utility purposes, and not included in the definition of habitable rooms.

SHAFT: A space enclosed with side walls and extending through two (2) or more stories.

SHALL: As used in this code, means mandatory.

SINGLE CYLINDER DEAD BOLT: A dead bolt activated from the outside by a key and from the inside by a knob, thumb turn, lever or similar actuator.

SLIDING DOOR DEAD BOLT: A single dead bolt which after penetration of the strike, expands or is pivoted hook type to resist sliding of the door by force.

SLOW BURNING: This is a general relative term. Its precise meaning is defined in this chapter for specific applications.

SOIL SCIENTIST: A person with a four (4) year degree in which the core curriculum included course work in two (2) of the following fields: soil science, pedology, edophology, and geomorphology, and which person has a minimum of two (2) years of field experience in classifying soils.

SPECIAL FLOOD HAZARD AREA: An area having special flood, mudslide, or mud flow, or flood related erosion hazards, and which area is shown on an FHBM or FIRM as zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V, M, or E.

SPECIAL MANAGEMENT AREAS: Regulatory floodplains or wetlands.

SPRINKLED: Equipped with an approved automatic sprinkler system.

STAIRWAY: One or more flights of stairs and the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one floor level to another in a building or structure.

STORMWATER FACILITY: All ditches, channels, conduits, bridges, culverts, levees, ponds, natural and manmade impoundments, wetlands, tile, swales, sewers or other natural or artificial structures or measures which serve as a means of draining surface and subsurface water from land.

STORY: That portion of a building included between the floor surface and the surface of the next floor or roof above and having a height of not less than seven feet (7'), except that space used exclusively for the housing of mechanical services for the building and having access limited to maintenance purposes only, shall not be construed as a story. A basement shall be construed if the level of the finished floor is four feet (4') or less from the average finished grade adjacent to that floor. A story may have differing or "split" levels, in which case, the floor levels which have the least difference in floor level (5 feet or less) shall be construed as being of the same story. A mezzanine shall be construed as a story if its area exceeds one-third ($\frac{1}{3}$) of the floor area of the room in which the mezzanine is located.

STORY, HALF: A space under a sloping roof which has the line of intersection of roof decking and wall not more than three feet (3') above the top floor level, and in which space not more than sixty percent (60%) of the floor area is completed for the principal or accessory uses.

STRIKE: A stationary metal plate designed to momentarily depress a moving latch for final secure engagement requiring a separate operation for disengagement.

STRUCTURE: Anything erected, the use of which requires more or less permanent location on the ground; or attached to something having a permanent location on the ground. An advertising or business sign or other advertising device, if detached or projecting, shall be construed to be a separate structure.

SUPPLIED: Installed, furnished, or provided by the owner or operator at his expense.

TEMPORARY HOUSING: Any tent, trailer, or other structure used for human shelter which is not affixed to the ground, to another structure or to any utilities system on the same premises for more than thirty (30) consecutive days.

TRAILER: Any vehicle or similar portable structure originally designed or converted so as to provide living quarters, storage, business activities or sales.

USE: The purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied or maintained.

USE GROUP: The classification of a building or structure based on the purposes for which the building or structure is designed or used.

USED: Used or designed or intended to be used.

VENT SHAFT: A court used only to ventilate or light a water closet, bath, toilet, or utility room or other service room.

VENTILATION: The process of supplying and removing air by natural or mechanical means to or from any space. Mechanical ventilation is ventilation by power driven devices. Natural ventilation is ventilation by opening to outer air through windows, skylights, doors, louvers or stacks without wind-driven devices.

VILLAGE BOARD: The president and board of trustees of the village of North Riverside, Cook County, Illinois.

WALLS: When used outside of a structure it shall mean an artificially constructed barrier made of masonry materials, including, but not limited to, brick and poured concrete, resting on or partially buried in the ground and rising above ground level, erected for the purpose of providing protection, facilitating abrupt grade transitions, preventing uncontrolled access, or for decorative purposes, or to screen from viewers in or on adjoining properties and streets the property on which the wall is erected. All exterior screening "walls" must bear directly on a footing or foundation wall. Other types of walls may include, but are not limited to:

(A) Bearing Walls: A wall which supports any load other than its own weight.

(B) Cavity Wall: A wall built of masonry units or of plain concrete, or a combination which the inner and outer widths of the wall are tied together with metal ties.

(C) Curtain Walls: An exterior nonbearing wall between columns or piers which is not supported by beams or girders at each story.

(D) Division Wall: An interior wall which divides a building into the required floor area and shall be constructed as a "fire wall".

(E) Exterior Or Enclosure Wall: An outside wall or vertical enclosure of a building, other than a party wall.

(F) Fire Wall: A wall having adequate fire resistance and structural stability under fire conditions to accomplish the purpose of completely subdividing a building or of completely separating adjoining buildings to resist the spread of fire.

(G) Foundation Wall: That portion of an enclosing wall below the first tier of floor joists or beams nearest and above the grade line.

(H) Panel Wall: An exterior, nonbearing wall in a skeleton structure built between columns or piers and supported at each story.

(I) Parapet Wall: That portion of a wall which extends above the roofline and bears no load except as it may serve to support a roof structure.

(J) Party Wall: A wall on an interior lot line used or adapted for joint service between two (2) buildings.

(K) Retaining Wall: A wall constructed to support a body of earth or to resist lateral thrust.

WATERSHED: All land area drained by, or contributing to, the same stream, lake, or stormwater facility.

WATERSHED BENEFIT: A decrease in flood elevations and flood damages upstream or downstream of the development site.

WATERSHED PLAN MODEL: A hydrologic and hydraulic model used in developing a watershed plan.

WETLANDS: Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WINDOW: A glazed opening, including glazed doors, which open upon a yard, court, or recess from a court, or a vent shaft open and unobstructed to the sky.

WORKMANLIKE: Whenever the words "workmanlike state of maintenance and repair" are used in this chapter, they shall mean that such maintenance and repair shall be made in a reasonably skillful manner.

WRITING: The term shall be construed to include handwriting, typewriting, printing, photo offset or any other form of reproduction in legible symbols or characters.

WRITTEN NOTICE: A notification in writing delivered in person to the individual or to the parties intended or delivered at or sent by first-class or certified mail to the last known address the individual or parties intended.

YARD: Areas required on any lot or parcel which are unoccupied and unobstructed from their lowest level upward, except for permitted obstructions as otherwise provided for in this code, and which extend along a lot line and at right angles thereto to a depth or width as specified by the bulk regulations for the district in which the lot or parcel is located.

ZONING: The reservation of certain specified areas within a community or city for buildings and structures, or use of land, for certain purposes with other limitations such as height, lot coverage and other stipulated requirements.

ZONING BOARD OF APPEALS: The zoning board of appeals for the village of North Riverside, Cook County, Illinois

ZONING ORDINANCE: The zoning ordinance of the village of North Riverside, Cook County, Illinois.

15.04.040 Applicability, Exemptions, More Restrictive Regulations

(A) This chapter shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized for promulgation under the provisions of this chapter.

(B) The provisions of this chapter shall apply to all Chapters contained in Title 15 comprising the building, electrical, plumbing, fire regulations, property maintenance, and the minimum standards of living and working conditions of those chapters.

(C) All buildings and structures, and parts and appurtenances thereof, both existing and hereafter erected or installed shall be so maintained that the occupants and users thereof and others are reasonably safe from the hazards of fire, explosion, collapse, contagion and spread of infectious

disease. If found by the building official or other inspector not so maintained, he may order necessary corrective work, repair, replacement or removal.

(D) Ordinary repairs to structures may be made without application or notice to the village, but such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(E) When the provisions contained in this title conflict with any other provisions contained in this code or in any county, state or federal statute, the most restrictive or rigid provisions shall control.

15.04.050 - Responsibility for violations.

A. Unless otherwise specifically provided, the owner or his agent for the purpose of managing, controlling, or collecting rents or any other person managing or controlling a building or premises, in any part of which there is a violation of the provisions of this title, shall be liable for any violation therein existing or occurring, or which may have existed or occurred at or during any time when such person was the person owning or managing, controlling, or acting as agent in regard to said buildings or premises. Wherever used in the provisions of this title, the owner includes any person entitled under any agreement to the control or direction of the management or disposition of the building or premises or of any part of the buildings or premises where the violation in question occurs.

B. The liabilities imposed under this title on an owner shall attach to a trustee under a land trust holding title to such building, structure, or premises without the right of possession, management or control, unless said trustee in a proceeding under the provisions of this title discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling, or collecting rents, as the same may appear on the records of the trust.

15.04.060 Structures Existing on Date of Adoption of Chapter, Structures, Moved into Village.

(A) It shall be unlawful to use or occupy any building or structure, or part thereof, in violation of the provisions of this title, except as otherwise provided for in this chapter.

(B) The legal use and occupancy of any structure existing on the date of adoption of this title which has been heretofore approved, may be continued without change, except as may be specifically provided for in this title.

(C) Alterations or repairs may be made to any structure without requiring the existing structure to comply with all the requirements of this title, provided such work conforms to that required of a new structure. Alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

(D) Alterations or repairs to an existing structure which are nonstructural and do not adversely affect any structural member of any part of the structure having a required fire resistance rating may be made with the same materials of which the structure is constructed.

(E) In the event a building or structure is altered or repaired in excess of thirty five percent (35%) of its present replacement value or altered in excess of thirty five percent (35%) of its cubical content, exclusive of foundation, the village may require that the entire building or portions thereof be brought into compliance with all provisions of this title.

(F) If the structure is increased in floor area or number of stories, the entire structure shall be made to conform with the requirements of this title in respect to means of egress, fire protection, fire suppression, light and ventilation and life safety.

(G) Buildings and structures moved into or within the village shall comply with the provisions of this title for new buildings and structures and shall not be used or occupied in whole or in part until the certificates of occupancy shall have been issued by the village.

15.04.070 Building Official and Inspectors

A. Generally: The building official and/or inspector shall enforce all the provisions of this title and shall act on any questions relative to the mode or manner of construction and the materials to be used in the erection, addition to, alteration, repair, removal, demolition, installation of service equipment and the location, use, occupancy and maintenance of all buildings and structures.

B. Inspections:

1. The building official and/or inspector shall make all required inspections, or may accept reports of inspections by approved agencies or individuals; and all reports of such inspections shall be in writing and certified by a responsible officer of such approved agency or by the responsible individual. The building official and/or inspector may engage such expert opinions as may be deemed necessary to report upon unusual technical issues that may arise subject to the approval of the corporate authorities of the village.

2. The building official and/or inspector shall carry proper credentials for their respective offices for the purpose of inspecting any and all buildings and premises in the performance of duties under this title.

C. Adopt Rules And Regulations: The building official and/or inspector shall have the power, as may be necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations, to interpret and implement the provisions of this title, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving working stresses or fire resistive requirements specifically provided in this title, or violating accepted engineering practice involving public safety.

D. Records Kept: The Community Development Department shall keep official records of applications received, permits and certificates issued, and fees collected. Such records shall be retained in the official records so long as the building or structure to which they relate remains in existence unless otherwise provided for by law.

E. Enforcement: The building official and inspector shall have full authority to issue violation complaint tickets in their respective departments.

15.04.080: Building Permits

A. Permit Required: A permit shall be obtained prior to the erection, construction, alteration or repair, demolition or movement of any building or structure in the village of North Riverside, including the construction, alteration, repair, demolition or movement of any part of an electrical, plumbing or mechanical system, or prior to the clearing or excavating of the site of any proposed

building or structure, or construct or maintain any driveway in or across any public walk, parkway or curb. Nothing stated herein shall release a property owner of his/her responsibility to comply with this section regardless of whether a structure was erected, constructed, altered or repaired by the current or former owner of the property.

B. Application For Permit: An application for a permit shall be submitted in such form as the village of North Riverside may prescribe. Such application shall contain the full name and address of the applicant and of the owner, and if the owner is a corporate body, of its responsible officer. The application shall also list all subcontractors, addresses, phone numbers and a brief description of work to be performed and such additional information as may be required by the building official and/or inspector for an intelligent understanding of the work proposed.

C. Required Plans And Information:

1. Plot Plan: At the time of applying for a permit, the applicant shall submit to the village of North Riverside two (2) copies of a plat of survey of the lot sealed by an Illinois registered land surveyor, showing dimensions of the lot, the area of the lot, the area of the existing and/or proposed improvements and the position of the proposed building, or the position of the building to be altered or added to, and the position of all other buildings or structures that may be on the lot, including swimming pools, decks, patios, sheds, etc. Topographical data may be required in compliance with Chapter 15.28.010, showing existing contours and proposed changes in contours at vertical intervals of not more than two feet (2') and showing proposed foundation elevations relative to USGS elevation datum.

2. Plans, Drawings, Etc.: Plans, drawings, specifications and calculations meeting the architectural, mechanical, structural and electrical requirements of the building code shall be presented to the building official for his approval before a permit will be issued. Plans shall specifically show all design loads and occupant capacities for all spaces and floors and shall be prepared and sealed by a registered architect licensed in the state of Illinois. All plans shall be legible and drawn to a scale of no less than one-eighth inch equals one foot ($\frac{1}{8}'' = 1'$).

Exception: Working drawings in sufficient detail to describe the character of the work proposed are required for single-family first floor residential additions or accessory structures.

3. Proof Of Compliance; Improvements And Bond: A permit shall not be issued until satisfactory proof has been submitted that an adequate and approved water supply and sewerage facilities are available; that surface and roof drainage will not damage adjoining properties; that, to maintain the public safety because of the activity on the property, public pedestrian walks and curbs are provided; and that access for police and fire equipment is provided on a satisfactory all weather roadway.

D. Alteration of Plans: It shall be unlawful to erase, alter or modify any lines, figures or coloring contained upon drawings or plans bearing the approval stamp of the building official, or filed with him for reference. If during the progress of the execution of such work, it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawing, notice of such intention to alter or deviate shall be given to the building official and approval of an amended plan showing such alteration or deviation shall be obtained before such alteration or deviation shall be made.

E. Demolition Of Buildings Or Structures:

1. Before a building or structure may be demolished, the owner or agent shall notify all utilities having service connections within the structure, such as water, electric, gas, sewer and other

connections. A permit to demolish a building or structure shall not be issued until all utilities having service connections within the structure have been removed or sealed and plugged in a safe manner. A demolition permit must be obtained from the Cook County Environmental Control Department prior to the issuance of a permit from the village of North Riverside.

2. The plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain. Demolition must include the removal of all foundations, septic tanks, stoops, slabs, private sidewalks, driveways and any other abandoned structures. Any wells must be properly sealed. After the demolition, the premises will be placed in a satisfactory condition, free from all unsafe or hazardous conditions. The lot shall be graded in conformance with the approved grading plans so as to provide positive drainage and seeded so as to provide a homogenous grass surface.

3. Except where damage to a structure results from fire or storm, upon filing an application for demolition of any principal residential structure on any lot or parcel within the village, the applicant shall notify the owners of the surrounding properties in accordance with this subsection E3.

a. The applicant shall give notices to the owners of record, as determined by the records of the local real estate tax collector, for all lots lying within two hundred fifty feet (250') of subject property, exclusive of public rights of way.

(1) Such written notices shall be properly addressed, delivered personally or sent by first class, postage prepaid, U.S. mail.

(2) All required written notices shall include the number assigned to the application; the place, the nature and the purpose of the demolition, the date and time of the scheduled demolition; the common address or location of the subject property; the name and address of the applicant and owner of the subject property; and the office address of the community development department where full information concerning the application, including a legal description, may be obtained.

(3) All required written notices shall be personally served or postmarked not more than fifteen (15) days nor less than seven (7) days in advance of a scheduled demolition.

b. The applicant shall file a sworn affidavit including copies of the notices with the village clerk, showing the names and addresses of the persons to whom the written notices have been sent. Said affidavit shall create a presumption that the notices were properly given.

c. The applicant shall also request such temporary written permission from those owners of the properties immediately adjacent to the site where the demolition will take place. Such permission shall grant authority to enter onto those adjacent properties or structures which may potentially be affected by the proposed demolition, both before the demolition work begins and at reasonable intervals during the work, to inspect and preserve the adjacent lots, buildings or structures from damage.

F. Commencement and completion of work—Refund of permit fees.

1. The work provided for in any permit must be commenced within three months from the date of issuance and continue with diligence until completed; otherwise the permit shall be null and void.

2. There shall be no refund of the basic permit fees upon the cancellation or voiding of a permit pursuant to the terms hereof. Upon written request, the meter, if not used may be returned for credit and the other inspection fees may be prorated.

G. Failure to secure permits—Penalty.

Any person who causes any construction, repairs, or alterations to be made in or for any building structure or any part thereof without first obtaining the permit or permits required therefor by any of the provisions of Title 15; or who fails to post such permit; or who causes any construction, repair, or alterations to be made in or for any building, structure or any part thereof, contrary to the drawings or plans as approved by the appropriate departments or agencies of the village in issuing such permit or permits under Title 15; or who causes any building, structure, or equipment thereof to be maintained or operated without or contrary to the certificate or certificates required therefor by any of the provisions of Title 15 shall be fined not less than one hundred dollars and not more than seven hundred and fifty dollars or imprisoned for not to exceed six months, or subject to both such fine and imprisonment for each day that such construction, repair, or alteration or such maintenance or operation exists without a permit or certificate fully authorizing such construction, repair, or alteration or such maintenance or operation.

H. Revocation Of Permit: The building official or inspector may revoke a permit issued in case there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

15.04.090 Permit Deposit – Restoration Deposit

A. Nonrefundable Deposit. A permit deposit in the sum of twenty-five dollars shall be made with the Community Development Department accompanying each application for permit, to be credited by him to apply as part payment of permit fee if such is granted, and plans, specifications and survey plat are approved. In the event applicant for permit does not call for the permit within thirty days from date of filing his application, the permit shall be forfeited and the application cancelled.

B. Performance Deposit. No permit shall be granted, or work commenced unless the applicant for permit shall deposit money or bond to insure performance and to indemnify and hold harmless the village against any damage to streets, sidewalks, parkways and any and all other village property and to insure that the surface thereof will be restored to its original condition upon completion of the work, and to insure that if the work is abandoned before completion of the building all material will be removed and any excavation will be refilled; provided however, that in the case of new subdivisions and application for special permits such performance deposit shall be made as may be approved by the board of trustees. Existing walks if in bad condition before construction must be replaced.

C. Performance Deposits — Amounts.

1. House: five hundred dollars;
2. Apartment or commercial building having a value of not less than seventy-five thousand dollars: seven hundred fifty dollars;
3. Apartment or commercial building having a value in excess of seventy-five thousand dollars: seven hundred and fifty dollars plus ten dollars for each one thousand dollar increment of value in excess of seventy-five thousand dollars;
4. Garage, frame: two hundred fifty dollars;
5. Garage, brick: two hundred fifty dollars;
6. Remodeling:
 - a. In the event the value of the remodeling does not exceed two thousand five hundred dollars: two hundred and fifty dollars;
 - b. In the event the value of the remodeling exceeds two thousand five hundred dollars: two hundred fifty dollars plus ten dollars for each thousand dollar increment of value which exceeds two thousand five hundred dollars.

D. Return of Performance Deposit. The amount deposited for performance shall be returned to the applicant upon satisfactory performance of the provisions of this code and after the final inspection of the building official and/or inspector.

E. Insurance-Contractors. No permit shall be granted or work commenced unless the contractor shall deposit a certificate of insurance naming the village, its officers, employees and agents, as an additional party insured against general liability, property damage claims, bodily injury claims, and worker's compensation claims, and further that the certificate of insurance shall state that the village shall receive a minimum of thirty days' written notice from the insurance company in the event of a material change or cancellation of the applicant's or contractor's insurance coverage.

15.04.100 Fees.

A. Residential, commercial and apartment buildings which shall include the construction thereof and alterations and remodeling thereof:

1. Eighteen dollars and fifteen cents for the first thousand dollar increment of value, and sixteen dollars and seventy-five cents for each thousand dollar increment of value in excess of the first thousand dollar value. Additionally, applicant shall be liable for plumbing and electrical fees and service charges.

B. Private Garages:

1. Frame: Fifty-six dollars and twenty-five cents plus demolition and electrical fees, occupancy permits and service charges.
2. Brick: Fifty-six dollars and twenty-five cents plus demolition and electrical fees, occupancy permits and service charges.
3. Attached: Fifty-six dollars and twenty-five cents plus demolition and electrical fees, occupancy permits and service charges.

C. Porches/Decks. Sixty-nine dollars and eighty-five cents for the first three thousand dollar increment of value. In the event the value exceeds three thousand dollars, the applicant shall also be liable for sixteen dollars and seventy-five cents for each thousand dollar increment of value in excess of three thousand dollars.

D. Roofing/Reroofing, Shingles or Asphalt:

1. Residential: Fifty-six dollars and twenty-five cents plus service charges.
2. Commercial: Eighteen dollars and fifteen cents for the first one thousand increment of value plus service charges. In the event the value exceeds one thousand dollars, the applicant shall also pay sixteen dollars and seventy-five cents for each one thousand dollar increment of value in excess of the first thousand dollar increment of value.

E. Storage Sheds: Fifty-six dollars and twenty-five cents.

F. Dormer: Eighteen dollars and fifteen cents for the first thousand dollar increment of value together with electrical and plumbing fees and service charges. In the event the value exceeds one thousand dollars, applicant shall also pay for each thousand dollar increment of value in excess of the first thousand dollars: sixteen dollars and seventy-five cents.

G. Moving Buildings: One hundred eighty-one dollars and fifty cents for each day specified in the permit. In the event the moving activity occurs on a day not specified in the permit, Three hundred sixty-three dollars shall be paid for any such day not identified in the permit. Additional fees will be charged for any remodeling or alteration work in accordance with the rates herein set forth.

H. Demolition of Buildings:

1. Residential: Fifty-six dollars and twenty-five cents.
2. Commercial: One hundred eighty-one dollars and fifty cents per building.

I. Water During Construction: Three hundred sixty-three dollars nonrefundable meter rental fee, plus a fee based upon actual usage applying sixteen dollars and seventy-five cents.

J. Service Charge: Sixty-nine dollars and eighty-five cents for the first thousand dollar increment of value plus eighteen dollars and fifteen cents for each additional thousand dollar increment of value in excess of the initial thousand dollar increment.

K. Meter Charge: Actual cost incurred by the village.

L. Tapping Water Mains: Actual cost incurred by the village.

M. Fence: Fifty-six dollars and twenty-five cents.

N. Guardrail: Fifty-six dollars and twenty-five cents.

O. Plumbing Inspections: Each fixture, floor drain, pump or connection, hot water heater, lawn sprinkler, roof drain or triple garage basin to be counted as a fixture.

1. Residential Buildings: five fixtures or less: Fifty-six dollars and twenty-five cents; each additional fixture: eleven dollars and fifty cents.

2. Commercial Buildings:

- a. Five Fixtures or Less: Eighty-seven dollars and ten cents; each additional fixture: sixteen dollars and fifty cents.

- b. Overhead Sewer: Ninety dollars and seventy-five cents.

- c. Water Inspection: Ninety dollars and seventy-five cents.

- d. Sewer Inspection: Ninety dollars and seventy-five cents.

e. Sprinkler Systems: for one through one hundred heads: One hundred eighty-one dollars and fifty cents. For each head in excess of one hundred: six dollars per head.

P. Occupancy Permit: Fifty-four dollars and fifty cents.

Q. Re-Inspection Fee: Ninety dollars and seventy-five cents per village department for each re-inspection above the initial two inspections included in the cost of the permit.

15.04.110 – Inspection Fees for Elevators, Manlifts, Movable Stages, Orchestra Floors, Platform Lifts, Dumbwaiters, and Escalators

Sections:

The fee for semiannual inspection of an elevator or manlift, movable storage or orchestra floor or platform lift, dumbwaiter, or escalator shall be:

- A. For each elevator or manlift ten floor or less, two hundred forty-seven dollars and fifty cents per unit;
- B. For each elevator or manlift above ten floors (skip tops shall be considered as a floor of the building), two hundred forty-seven dollars and fifty cents per unit;
- C. For each escalator, two hundred forty-seven dollars and fifty cents per unit;
- D. For each movable stage or orchestra floor, two hundred forty-seven dollars and fifty cents per unit;
- E. For each platform lift, two hundred forty-seven dollars and fifty cents per unit;
- F. For each hinged platform lift, two hundred forty-seven dollars and fifty cents per unit.
- G. Reinspection fees: if at the time of inspection of the elevator, manlift, movable stage, orchestra floor, platform lift, dumbwaiter, or escalator by the building official of the village or other appropriate inspector, representative or agent of the village, said facility is not in satisfactory condition, is defective, or otherwise does not satisfy any applicable regulation and a subsequent inspection is necessary, as determined by such village representative, the owner or the operator of said facility shall pay the village a reinspection fee in an amount of one hundred seventy dollars for each item which is reinspected.

15.04.120 Inspections

- A. Preliminary Inspections: Before issuing a permit, the building official may examine or cause to be examined all buildings, structures and sites for which an application has been filed.

Safe access to all work being inspected must be provided by the property owner/contractor. Safe access shall be defined as meeting the requirements of the most current federal OSHA regulations for that condition.

B. Required Inspections:

1. Reinspection Fee: Inspections required under the provisions of this chapter shall be made by the building official. If an inspection has been scheduled and, in the opinion of the building official, after arrival on the inspection site, the job is not ready or has not progressed to a point where an inspection can be made properly, or if access is not possible to perform the inspection, or if the job site has not been maintained free from excessive construction debris, a reinspection fee, as listed in the building permit fees ordinance, may be charged. No further inspections shall be made until such time as the reinspection fee has been paid.
2. Advance Notice Required: The owner or contractors are required to call the community development department twenty four (24) hours in advance for the following inspections:
 - a. Footing: Before concrete is poured and after footing and pier excavation has been completed and all form work and steel reinforcement is complete.
 - b. Drain tile: Before backfilling, after placement of footing drain tile, after window wells are attached, gravel has been placed and the walls have been damp proofed or waterproofed.
 - c. Sewer connection: Before any backfill and after house sewer has been tapped into sanitary sewer.
 - d. Water connection: Before any backfill and after installation of the service pipe, main valve inside building, and pressurization of the service line.

- e. Electrical service: At the time the electrical service is to be energized or reenergized.
- f. Underground electrical: After underground electrical is installed and before it is covered over.
- g. Electrical: Before any insulation, vapor barriers or wall finish is applied and after the rough electric is completed. Wires must be pulled at the time of inspection.

Exception: Wires need not be pulled at the time of inspection for remodeling work.

- k. Underground plumbing: After under slab plumbing is installed and before covering.
 - l. Plumbing: Before any insulation, vapor barriers or wall finish is applied and after the rough plumbing is completed.
 - m. Fireplace: If not installed at time of framing inspection. Firebox inspection required before any facing is applied.
 - n. Framing: Before any insulation, vapor barrier or wall finish is applied, after rough electric, plumbing, and HVAC are approved and after the framing is completed.
 - o. Insulation: Before any interior wall finish is applied and after insulation and vapor barriers are completed.
 - p. Concrete slab: Before any concrete floor slabs are poured, after underground electric and plumbing are approved, and after insulation and vapor barriers are installed.
 - q. Concrete driveway: After stone base is set and formwork installed. A proof roll inspection of the driveway base may be required.
 - r. Asphalt driveway: After stone base is set. A proof roll inspection of the driveway base may be required.
 - s. Public sidewalk: After formwork is installed and prior to pour.
 - t. Final inspection: After all work is completed and building is to be approved for issuance of certificate of occupancy.
3. Obstruction Of Inspection: No work shall be done which will cover or obstruct from view construction work scheduled for inspection which is not yet approved by the building official.
4. Approval: As each stage or item of construction is approved, the approval shall be recorded by the building official in his official records thereby authorizing the continuation of the work.
5. Right Of Entry: In the discharge of duties, the building official or inspectors shall have the authority to enter at any reasonable hour any building, structure or premises in the jurisdiction to enforce the provisions of Title 15.

15.04.130 Stop Work Orders

If any construction, alteration, installation, or razing is done in or on any building, structure, or premises or any part thereof, which construction, alteration, installation, or razing is in violation of any of the provisions of Title 15, or is being done or has been done without the permit or permits required therefor by any of the provisions of Title 15, or is being done or has been done contrary to the drawings or plans as approved under any of the chapters in Title 15 by the appropriate departments or agencies of the village in issuing such permit or permits; or if any building, structure, mechanical installation, or equipment thereof is maintained or operated without or contrary to the certificate or certificates required therefor by any of the provisions of Title 15, the village inspector charged respectively with the administration of any of those chapters are empowered and required forthwith to issue a stop order, directing such construction, alteration, installation, or razing, or such maintenance or operation to cease immediately. If there is thereafter any reason to believe that further work on such construction, alteration, installation, or razing is being done or has been done, or that such maintenance or operation is being carried on, the inspector shall request the village attorney to proceed forthwith to sue for and obtain an

injunction as provided by law against the continuing of such work, or the continuing of such maintenance or operation.

15.04.140 Certificate of Occupancy

A. Occupancy Permit Required: No structures or additions thereto constructed, moved, remodeled or reconstructed after the effective date hereof shall be occupied and used for any purpose, or no builder, landlord or owner of any structure or additions thereto constructed, moved, remodeled or reconstructed or for which there is a change in character or use shall allow such structure or addition after the effective date hereof to be occupied and used for any purpose, and no land vacant on the effective date hereof shall be used for any other use unless an occupancy permit shall first have been obtained from the village certifying that the proposed use or occupancy complies with all provisions of this code.

B. Issuance Or Denial Of Permit: An occupancy permit shall be issued or written notice shall be given to the applicant stating the reasons why a certificate cannot be issued within twenty one (21) days after the receipt of an application therefor, or after the building official is notified in writing that the structure or premises are ready for occupancy. All occupancy permits shall be executed by any two (2) of the following persons: village administrator or building official.

C. Inspections:

1. Inspections Prior To Issuance Of Permit: No occupancy permit for a structure or addition thereto constructed, moved, remodeled or reconstructed after the effective date hereof shall be issued until such work has been completed, including off street parking and loading spaces, and the premises has been inspected by the building official and determined to be in full and complete compliance with the plans and specifications upon which the issuance of the building permit was based. No occupancy permit for a new use of any structure or land shall be issued until the premises has been inspected by the building official and determined to be in full and complete compliance with all the applicable regulations for the zoning district in which it is located.

2. Reinspection: If a building or any part thereof fails approval in its final inspection, the violations of this title or other ordinances shall be corrected by the contractor and notice given the village that the building is ready for reinspection. The standard for reinspections shall be the same as the standard for inspections.

D. Temporary Occupancy Permit: Pending the issuance of a permanent occupancy permit, a temporary permit may be issued to be valid for a period not to exceed six (6) months from its date pending the completion of any addition or during partial occupancy of the premises. A temporary occupancy permit shall contain such conditions as the village deems appropriate. In the event that any construction or building to which a temporary occupancy permit has been issued has not been fully completed so as to comply with all applicable village ordinances at the end of the six (6) month period, the building official may cause said premises to be vacated and to remain vacated until full compliance with all applicable ordinances of the village has been obtained. Prior to issuance of any temporary occupancy permit, the water meter and the remote reader must be installed. A conduit must be provided for the installation of the remote water meter reader cable.

E. Yielding of Occupancy: A contractor shall not yield occupancy of a building to the owner or tenant, nor shall a builder or owner yield occupancy to a tenant until a certificate of occupancy has been posted. No owner or tenant shall take occupancy of a building without an occupancy certificate having been issued.

F. Supplemental Requirements: Notwithstanding any provision in this code to the contrary, the following improvements and supplemental documentation shall be required prior to the issuance of a final occupancy certificate:

1. All fees and charges due and payable to the village shall be remitted.
2. The buffalo box (water shutoff) shall be adjusted to grade, accessible and operable.
3. All public and private sidewalks on and adjacent to the lot shall be completed.
4. Driveway and approach paving shall be completed.

5. Any replacement or repair to damaged curbs and gutters, streets, sidewalk, driveway or street lighting shall be completed.
6. All final grading within the lot and parkway areas shall be completed and a final topographic survey shall be submitted and approved by the village. All grading must be completed in compliance with approved subdivision grading plans. No fill may be added to lots without obtaining a fill permit.
7. An established, homogeneous grass surface shall be provided in all yards and parkway areas. A sod surface will be acceptable. If a seeded surface is provided and has not been established satisfactorily at the time of final inspection, a cash bond will be required in the amount of one hundred fifty percent (150%) of the village's estimate of the cost of providing a sodded surface. The cash bond will be returned when the Director of Public Works has determined that a homogeneous grass surface has been established. The bond will be forfeited if such a surface has not been achieved by the expiration date of the temporary occupancy permit.
8. Trees of an approved species shall be planted in the parkway areas.
9. All other required landscaping shall be installed.
10. Address numbers shall be affixed to the building.
11. A final plot plan shall be submitted showing all final as built dimensions of all items required by subsection 15.04.070.C.1 this chapter.

15.04.150 Emergency Measures:

- A. Vacating Structures: When, in the opinion of the building official, there is actual and immediate danger of failure or collapse of a building or structure or any part thereof which would endanger life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the inmates and occupants to vacate the same forthwith. The building official shall post the building or structure as uninhabitable at each entrance. It shall be unlawful for any person to enter such building or structure except for the purpose of making the required repairs or demolishing the same.
- B. Temporary Safeguards: When, in the opinion of the building official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, the building official shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe.
- C. Closing Streets: When necessary for the public safety, the building official may temporarily close sidewalks, streets, buildings and structures, and places adjacent to such unsafe structures and prohibit the same from being used.
- D. Authority to close or shut down violations: The building official, inspector, the fire chief, and the chief of police, or any of them, shall have the power, and it shall be their joint and several duty, to order any building or premises closed, or any structure or equipment thereof removed or its operation stopped, where it is discovered that there is any violation of any of the provisions of Title 15 which imperils life, safety, or health, and to keep the same closed, removed, or shut down until such provisions are complied with.

15.04.160 Appeals:

A. Application for Appeal. Each owner and occupant who is affected by Title 15 shall have the right to appeal from the decision of the village made pursuant to this section. All appeals shall be made to the board of appeals of the village of North Riverside hereinafter constituted and within ten (10) days after receipt of notice of the decision of the village.

B. Membership Of The Board. The board of appeals shall be the zoning board of appeals of the village of North Riverside. A majority of the members of the zoning board of appeals then holding office shall constitute a quorum.

C. Board Actions. All actions of the board must have the concurrence of a majority of those members then holding office. Action on an appeal brought before the board may be taken by a written vote of a majority of the members upon each voting member certifying that he has read and considered the transcript of the hearing proceedings held by the board in his absence.

D. Procedure. The rules of procedure during a hearing on an appeal shall be similar to the procedures for zoning appeals as adopted by the zoning board of appeals. In any event, all evidence that is relevant and material and of probative value shall be admitted. Hearsay evidence alone shall not support any decision of the board.

E. Board Recommendation. Recommendation to the corporate authorities from the board shall be made within such time as may be set by the chairman, but, in any event, not later than thirty (30) days after receipt of the transcript of proceedings.

F. Powers Of The Board. The board of appeals shall have the following powers:

1. To make fact findings and to review fact findings of the village, provided that fact findings of the village shall be presumed to be correct until rebutted by a clear preponderance of the evidence to the contrary.

2. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

G. Board Review. Within thirty (30) days of the receipt of the recommendations of the board of appeals, the corporate authorities shall grant or deny the time extension or variation, or refer the matter back to the board of appeals for further consideration. If the board of appeals favorably recommends the granting of a time extension or variation, that time extension or variation may be granted by resolution by a majority vote of the corporate authorities. If the board of appeals does not favorably recommend the granting of a time extension or variation, that time extension or variation may be granted only by favorable vote of two-thirds ($\frac{2}{3}$) of the corporate authorities. The corporate authorities shall not grant a time extension or variation unless they have made findings of fact based upon evidence adduced by the hearing held by the board of appeals.

15.04.170 Safety Requirements

The following safety requirements shall apply whenever: a) a demolition permit is required as set forth in this title, or b) whenever there is new construction where eighty percent (80%) of the premises located within seventy five feet (75') of the premises on which said new construction is to occur, exclusive of public right of way, are improved with dwelling units:

A. Fencing. The applicant shall install a six foot (6') chainlink fence around the perimeter of the excavation, the structure under construction, or the entire construction area in a location and manner approved by the community development department. The fencing shall be installed before commencement of any work on the subject property pursuant to any permit issued by the village of North Riverside. A six foot (6') chainlink fence shall also be installed on the parkway adjacent to the property.

B. Barricades and red lanterns. Any person to whom a building or street occupation permit is issued shall erect and maintain such substantial and suitable fences, railings or barricades to guard all excavations, embankments or obstructions along the street, parkway or sidewalk abutting upon or adjacent to such lot or tract as the building commissioner deems necessary for the protection of the lives and limbs of the public; and shall place and maintain proper and sufficient red lights to protect the public using such street or sidewalk from seven p.m. to five a.m. throughout the months of April to September, inclusive and from five p.m. to seven a.m. throughout the months of October to March, inclusive. Such lights shall be placed at each and every such obstruction or excavation and at intervals of at least fifty feet along the same.

C. Street to be kept clear. Except as otherwise provided herein, the person to whom a building permit is issued shall, at all times during the life of the permit, maintain that portion of the street, parkway and sidewalk abutting upon and adjacent to the lot or tract upon which said building is being erected, in a safe condition and clear of all building materials, rubbish or dirt. He shall at no time obstruct the gutter or waterway of any street so as to prevent the free passage of water along the same, and if the gutter shall be shaded or covered so that ice accumulates therein, he shall clear the gutter so as to allow water to pass freely at all times.

D. Debris—Refuse—Restoration. Any person, firm or corporation who has obtained a permit under the provisions of this code or ordinance shall be required to remove all debris, refuse, and surplus materials, of any nature whatsoever, used in the construction of a building site or other private property, as well as from streets, parkways, sidewalks, alleys, or any original condition.

E. Personal liability—Property damage. Nothing herein contained shall be construed to relieve any person, firm or corporation from responsibility or legal liability in cases of accident, death or damage to property in the construction of any building or buildings, or the use or operation of any building, business or factory pursuant to the terms hereof.

15.04.180 - Zoning—Restrictions.

All buildings shall conform to all zoning ordinances, all other applicable village laws, ordinances, and regulations, all laws and regulations of the state, and the United States of America, and other legal restrictions affecting such premises.

15.04.190 – Penalty.

Any person who shall violate a provision of Title 15 or shall fail to comply with any of the requirements thereof shall be punishable by a fine of not less than seventy five dollars (\$75.00) and more than seven hundred fifty dollars (\$750.00). Each day that a violation continues shall be deemed a separate offense.

SECTION 2. That Chapter 15.24 of the North Riverside Municipal Code be and the same is amended with the following language:

General Construction Regulations

15.24.010 - Grades—House—Inside—First floor above sidewalk.

A. The maximum grade at building shall be ten feet over walk. Front terrace may be higher.
B. In buildings already built the adjoining grade should be followed with approval of building commissioner.

C. The floor of the first story in all residences shall be in a plane not less than one foot above the established sidewalk grade.

15.24.020 - Front building lines.

A. No residence building nor any apartment building or any portion of either shall be constructed within or located within a front yard (as that term is defined in the North Riverside Zoning Ordinance) except that the following components of said buildings may be located within the front yard:

1. Entrance steps and attendant railings; and
2. An entry platform provided that no portion thereof shall be located more than six feet from the front yard line or the established setback line (as those terms are defined in the zoning ordinance) together with attendant railings. (The steps and entrance platform described in the immediately preceding sentence shall be referred to herein as "allowed improvements.")

B. An awning or roof located immediately above an allowed improvement may be constructed within the front yard. No other improvements may be affixed to the allowed improvements or the roof.

15.24.030 – Types of Residential Buildings Allowed.

A. The first floor of all new residences or residential additions must be of approved masonry only. Combination of brick and wood allowed only to the extent of trim purposes and in no case will entire first floor elevation of wood be allowed.

B. Materials acceptable for masonry walls of residential principal buildings, above the finished grade, shall be brick, concrete, dense and hard (stone aggregate) concrete blocks, including Haydite and Waylite blocks, stone, hard-burned clay tile or glass bricks. Where surfaces are to be finished with a not less than three-quarter-inch coating of cement, plaster and stucco, blocks having cinder Waylite or Haydite aggregate, or similar materials, may be used. If external parts of walls are faced with press brick or with stone, such facings shall be not less than four inches thick and firmly anchored to, and bonded with, the backing walls

15.24.040 - Building lines—Garages attached and detached—Fire doors.

A. A residence or apartment building outside wall, including attached garage, shall not be built nearer than ten percent of the width of the lot to the side line or less than three feet from the rear line. In no instance can the distance from the side line be less than three feet. "Front line" shall be construed to mean the lot line shown as such in the latest recorded plat of the subdivision in which the lot in question is located. The distance from side lot line of lots located at street corners shall be five feet minimum.

B. No detached brick garage shall be constructed less than fifteen feet from rear of main front building, and three feet from side lot line, three feet from rear line. No detached frame garage shall be constructed less than twenty feet from rear of main building. On corner lots the setback shall be at least four feet from the lot line. Alley entrance garage must be four feet from alley line.

C. If the garage is attached to, or forms a part of, a building otherwise used as a residence, it shall be separated therefrom (for fire protection purposes) by approved construction of incombustible material, and any communicating doors or other openings affecting the fire safety of the remainder of the building shall be incombustible material and construction.

D. No garage roof to exceed fourteen feet (14') in height. Maximum size of detached garages is 24'X24'. 24'X24' garages are not permitted on lots with a width of 30 feet or less.

15.24.050 - Area of rooms.

A. No habitable room shall have a floor area of less than one hundred ten square feet, except kitchens, breakfast rooms, libraries, sun rooms, and bathrooms. A "habitable room," for the

purpose of this code, is any room in which persons sleep, eat or carry on their usual business, domestic, or social vocations, except private laundries, bathrooms, toilet rooms, pantries, closets, corridors, rooms for mechanical equipment, and spaces used for service and utilities.

B. Plan arrangements of stairways with reference to safe and speedy exits in case of fire shall be subject to the approval of the building commissioner.

C. Each residence which does not have a basement shall be equipped with a utility room not less than one hundred square feet floor area.

15.24.060 - Basement rooms.

No basement room shall be used as a sleeping room.

15.24.070 – Drives, aprons and sidewalks.

A. Single-family driveways and off-street parking areas shall have a minimum base of four inches (4”) of compacted stone and five inches (5”) concrete with wire or fiber mesh.

B. Approaches shall have a minimum of five inches (5”) of compacted stone and five inches (5”) of concrete. No mesh of any type is permitted.

C. Private sidewalks shall have a minimum base of two inches (2”) of compacted stone and three inches (3”) of concrete.

D. Expansion joint must be used where new concrete connects with existing concrete.

15.24.080 – Rain Water Gutters and Downspouts

All buildings or parts of buildings shall be equipped with gutters and downspouts for conducting rainwater from the roofs thereof, to be so constructed and maintained as to protect the walls and foundations thereof and adjacent property from damage.

SECTION 3. That Chapter 15.28 of the North Riverside Municipal Code be and the same is hereby amended with the following language:

15.28 Grading Permits:

15.28.010

A. General Requirement: No person may fill, store or dispose of earth materials; alter an existing land grade, contour or drainage pattern; or perform any other land disturbing activity without first obtaining a grading permit pursuant to this section.

B. Specific Projects Requiring A Permit: Projects that require a grading permit include, but are not limited to:

1. Construction of new homes or buildings;
2. Construction of new garages or auxiliary structures with a footprint of four hundred (400) square feet or more;
3. Installation of inground swimming pools;
4. Construction of an addition to an existing structure that adds four hundred (400) square feet or more to the existing structure's footprint;
5. Landscaping that changes the grade of the site such that existing drainage flows will be altered;
6. Any construction or landscaping activity which adds ten percent (10%) or more to the impervious surfaces of a lot (for purposes of calculating the impervious surfaces, semipervious

surfaces shall be counted as impervious based upon a proportional contribution to runoff as determined by generally accepted engineering practices and standards);

7. Land disturbing activity proposed in a floodplain as established by the federal emergency management agency (FEMA);

8. Any land disturbing activity over an area greater than or equal to one acre; and

9. Demolition of any building or structure.

C. Exemptions: Projects that, in the determination of the village engineer, do not alter an existing grade, contour or drainage flow will not be subject to the permitting requirements herein, including, but not limited to, the following:

1. Raised decks which do not significantly decrease infiltration;
2. Fences;
3. Tree removal and planting;
4. Replacement of garages or auxiliary buildings with structures of the same footprint and at the same location;
5. Landscaping or gardening that does not change the grade of the site.

15.28.020 Permit Application Procedures:

A. Information Required: No request for a grading permit shall be reviewed until the following items have been submitted to the village:

1. Application form;
2. Permit fee;
3. If required, two (2) copies of the proposed site grading plan.

B. Grading Permit Application Form: The applicant shall submit the grading permit application form supplied by the village and provide the following information:

1. Address and permanent index number (PIN) of the site;
2. Name, address and telephone number of the applicant(s);
3. Name, address and telephone number of all contractors, subcontractors or other persons performing the activities at the site;
4. Description and schematic depiction of the project; and
5. Signature(s) of the owner(s) of the site.

C. Site Grading Plan:

1. Application Review: Upon submittal of a complete application form and grading permit fee, the village engineer will determine whether a site grading plan will be necessary, and if so, the level of plan detail that will be required taking into account and balancing the available resources against the potential risk and potential damage to adjacent property or public rights of way caused by possible water runoff, erosion, sedimentation or drainage. The site grading plan required by the village engineer shall contain only those elements reasonably necessary to identify and remedy the potential risks and potential damage identified during application review.

2. Plan Detail: The site grading plan may include one or more (but need not include all) of the following:

- (a) Name, address and telephone number of the civil engineer(s) responsible for the preparation of the site grading plan;
- (b) Legend;
- (c) Scale of drawing;
- (d) Site address;
- (e) Existing and proposed topography of the entire site taken at one foot (1') contour intervals;
- (f) Contour intervals that extend a minimum of twenty five feet (25') off site or a distance sufficient to show on and off site drainage;
- (g) Site property lines and all drainage easements on, under or across the site;
- (h) Location and representation of all existing natural drainage and runoff patterns, swales and flows, as well as manmade drainage facilities, and all proposed natural and manmade drainage facilities, including all surface and subsurface drainage devices, walls, cribbing, curbs, and dams on or within fifty feet (50') of the site;

- (i) Delineation of the drainage area and the drainage area served by all existing down spouts, footing drains and sump pump discharges, and disposition of discharge thereof;
- (j) Location of the proposed areas of excavation, fill, storage and disposal of earth materials;
- (k) Location and identification of existing vegetation, new vegetation to be placed on the site and vegetation to be removed from the site;
- (l) Location of any existing and proposed buildings and structures including top of foundation, garage slab and elevations of proposed finished grade at all significant points around the proposed building or structure, including window wells, patios and swimming pools;
- (m) Impervious surface area calculation;
- (n) Delineation of the measures that will be used to control surface erosion and runoff from the site after all buildings and structures and permanent improvements have been erected on the site;
- (o) Elevation and description of the bench mark utilized for the site grading plan. Federal emergency management administration datum should be used for all properties located either entirely or partially in the regulatory floodplain;
- (p) Three (3) to five (5) representative cross sections for each side yard between a neighboring residence and proposed construction. Cross sections shall extend between the top of foundation (T/F) of the proposed residence to the T/F of the existing residence;
- (q) Locations of all manholes, utility structures, fire hydrants, streetlights, curbs, sidewalks, transformers, junction boxes and pads/pedestals located in the public right of way, or in any easements on the subject property;
- (r) Certification that the proposed project will not result in drainage, erosion or runoff which adversely impacts adjacent properties or the public rights of way;
- (s) The applicant may be required to provide notice of the land disturbing activities to any adjacent property owner in the form to be provided by the village.

3. Submittal Of Site Grading Plan: The site grading plan shall be prepared and stamped by a civil engineer and drawn to a scale of one inch equals twenty feet (1" = 20'). The plan shall be submitted on paper which measures eleven inches by seventeen inches (11" x 17"). With the prior approval of the village engineer, for certain large or multiparcel projects, the plan may be on paper which is twenty four inches by thirty six inches (24" x 36"). Two (2) copies of the site grading plan shall be submitted to the village engineer.

D. Submission Of Additional Data: The village engineer shall review all documentation submitted pursuant to this section and, if deemed necessary to evaluate potential adverse consequences from the proposed land disturbing activity, the village engineer has the authority to request additional data, clarification, or correction of data already submitted.

1. Interim Measures: To the extent the village engineer determines that the runoff, erosion, sedimentation or drainage expected to occur while the project is ongoing, and before final grading, will adversely impact adjacent properties or public rights of way, the site grading plan shall also include:

- (a) Additional detail regarding the intended interim on site storage, placement, fill and disposal of earth materials; and
- (b) A specific plan to eliminate the adverse impacts identified, including, but not limited to, interim soil stabilization devices and proposed measures for erosion and sedimentation control. All such proposed measures shall be based upon the standards and requirements contained in the latest edition of the "Illinois Urban Manual", compiled by the IEPA and the United States department of agriculture, natural resource conservation service.

2. Demolition: Where demolition of existing structures on a site is intended, yet permanent improvements will not be constructed thereon within sixty (60) days from the date of demolition,

delineation of measures to control runoff, erosion and sedimentation as required by this section must be provided.

3. Final Grading: To the extent the village engineer determines that the proposed final grade, land contour or drainage pattern will, upon project completion, adversely impact adjacent properties or the public rights of way, the site grading plan shall also include:

- (a) Data regarding the classification, distribution, strength, and erodability of existing soils;
- (b) Data regarding the nature, distribution, strength and erodability of earth materials, if any are to be placed on the site;
- (c) Level of water table;
- (d) Plans for permanent soil stabilization upon project completion;
- (e) Design criteria for corrective measures, when necessary; and
- (f) Alternate proposal for final grading that will eliminate the identified adverse impacts.

4. As Graded: Upon final completion of the work, the village engineer may require an as graded plan which would include the following:

- (a) Approved site grading plan;
- (b) Existing grade surface elevations;
- (c) Finish grade surface elevations;
- (d) Lot drainage patterns; and
- (e) Locations and elevations of all surface and subsurface drainage facilities.

15.28.030: Grading Permit Fees:

The application fee for grading permits shall be twenty five dollars (\$25.00). If additional data is submitted pursuant to subsection 15.28.020(D) of this chapter, an additional twenty five dollar (\$25.00) fee will be required.

15.28.040 Permit Duration:

A. Grading permits shall be valid until such time as there has been inspection and approval of final grading or for twelve (12) months, whichever is shorter.

B. Any request for an extension of a grading permit must be submitted in writing to the village engineer and must detail the reasons for said request. Upon good cause shown, the village engineer may grant an extension.

C. An additional fee of twenty five dollars (\$25.00) shall be paid prior to the extension of any grading permit.

15.28.050 Permit Denial:

A. Standard: If, in the determination of the village engineer, the proposed work will unreasonably divert surface water onto adjacent properties or the public rights of way; materially alter existing drainage patterns so as to adversely impact adjacent properties or the public rights of way; unreasonably increase or concentrate runoff of storm water onto adjacent properties or the public rights of way; or cause some similar material adverse impact and the applicant fails to submit proposed measures that would eliminate the identified adverse impacts, then the request for a grading permit shall be denied.

B. Right To Appeal: If a grading permit is denied pursuant to this section or an extension is denied pursuant to subsection 15.28.030(B) of this chapter, the applicant may, no later than thirty (30) days from the date of said denial, appeal the decision to the village administrator.

C. Appeal To Board Of Trustees:

1. An appeal to the board of trustees from any decision of the village administrator made pursuant to this section may be initiated by one or more persons or entities, including a unit of local government, aggrieved by the decision.
2. An appeal shall be filed no later than thirty (30) days after the date of the contested decision. The request for an appeal shall be filed in writing with the village administrator. The appeal shall state with particularity the following:
 - (a) The name of the party requesting the appeal and that party's interest in the matter;
 - (b) The common address of the site;
 - (c) A statement setting forth the reasons for the appeal; and
 - (d) The specific relief being sought.
 - (e) Upon the timely filing of an appeal, the village administrator shall transmit to the board of trustees all the papers constituting the record upon which the action appealed from was taken.
3. The board of trustees shall consider the appeal at a regular or special meeting. The board shall affirm, reverse, or modify the decision.

4. The decision of the village administrator shall not be modified unless the board finds by clear and convincing evidence that the village administrator made an error in the application or interpretation of the terms of this chapter, or of other related policies adopted by the village, and the burden of proof shall be on the party filing said appeal. The decision of the village administrator shall not be reversed or modified except by a majority vote of the members of the board present and voting.

15.28.060: Permittee's Duties:

A. Upon the issuance of a grading permit, the permittee shall:

1. Maintain a copy of the grading permit and site grading plan at the site and available for public inspection during working hours; and
2. Post the grading permit placard at the site at least forty eight (48) hours prior to the initiation of any land disturbing activity.

B. At all times during the implementation of the site grading plan, the permittee shall:

1. Be in conformity with the grading permit;
2. Notify the village engineer within forty eight (48) hours of:
 - (a) The initiation of the work at the site;
 - (b) The installation of all erosion control devices; and
 - (c) The readiness of the site for final inspection, including, but not limited to, finished grading, installation of drainage devices and final erosion control measures.

C. Permittee shall stop work immediately and notify the village engineer if site conditions arise that preclude conformance of the work to the approved site grading plan.

1. Said notice shall identify the site conditions that preclude compliance with the site grading plan and delineate any and all revisions, modifications and/or additions thereby required to the site grading plan.
2. The village engineer shall review all documentation submitted pursuant to subsection (C)1 of this section and may require permittee to further clarify, revise or supplement the proposed site grading plan modifications prior to resuming any work at the site.

15.28.070 Suspension or Revocation of Permit:

A. The village engineer or inspector shall issue a stop work order and suspend the grading permit when:

1. It is determined that the grading permit was issued in error on the basis of incorrect information supplied, or in violation of any ordinance, regulation or provision of this code;
2. Permittee fails to comply with any of the duties set forth in this chapter; or
3. Inspection by the village engineer or inspector reveals that the work is not in conformance with the site grading plan, or required modifications thereto.

B. The village of North Riverside may revoke any grading permit if the permittee fails or refuses, after suspension of the grading permit and receipt of a stop work order, to cease work at the site.

15.28.080: Violation and Penalty:

A. Failure To Obtain A Permit: It shall be unlawful for any person to initiate or engage in any land disturbing activity prior to obtaining a grading permit as required herein.

B. Refusal To Comply: It shall be unlawful for any permittee to continue work on a site after suspension or revocation of the grading permit or after receipt of a stop work order otherwise issued by the village.

C. Fines And Penalties: Any person who shall violate a provision of this section or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or a directive of the building official, or of a permit or certificate issued under the provisions of this section shall be punishable by a fine of not less than seventy five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00). Each day that a violation continues shall be deemed a separate offense.

SECTION 4. That Chapter 15.40 of the North Riverside Municipal Code be and the same is hereby amended with the following language:

Chapter 15.40 Vacant Building and Property Regulations

15.40.010: Declaration of Policy

15.40.020: Other Ordinances:

15.40.030: Definitions:

15.40.040: Vacant Building Determination

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The purpose of this chapter is to protect the public health, safety, and welfare by enactment of this chapter which:

A. Establishes a program for identification, registration, and regulation of buildings which are or become vacant on and after the effective date of this chapter;

B. Determines the responsibilities of owners of vacant buildings; and

C. Provides for administration, enforcement of property regulations, including prevention and abatement of public nuisances, and imposition of penalties.

This chapter shall be construed liberally to affect its purposes.

15.40.020: Other Ordinances:

This chapter shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations that prescribe standards other than those provided herein, and in the event of conflict, the most restrictive shall apply.

15.40.030

: Definitions:

Unless otherwise expressly stated or clearly indicated by the context, the following terms shall, for the purpose of this chapter, have the meanings indicated in this section:

BOARDED BUILDING: A building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors that were present for the purpose of light, ventilation or egress, some material whether opaque, solid or transparent, affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

BUILDING: Any structure occupied or intended for supporting or sheltering any occupancy.

DANGEROUS BUILDING OR STRUCTURE: Any building or structure that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; unsecure; vacant and the doors, windows, or other openings are boarded up or secured by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure; and dangerous to anyone on or near the premises.

INSPECTOR: Persons charged with enforcement of fire, building, electrical, plumbing, property maintenance, and health codes and ordinances of the village.

OWNER: Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: Includes an individual, corporation, partnership or any other group acting as a unit.

PREMISES: A lot, plot, or parcel of land, including any structure thereon.

PUBLIC NUISANCE: Includes the following:

- A. The physical condition, or uses of any building, structure or premises regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under this code; or
- B. Any physical condition, use or occupancy of any premises, structure, building or appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures; or
- C. Any building which has unsanitary sewerage or plumbing facilities; or
- D. Any building designated by the director as unfit for human habitation or use; or
- E. Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure so as to endanger life, limb or property; or
- F. Any building or premises which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or
- G. Any building or structure defined as a "dangerous building" herein.

UNOCCUPIED BUILDING: A building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the inspector pursuant to authority granted to him by section 15.04.060 by this title. In determining whether a building is "unoccupied", the building inspector may consider these factors, among others:

- A. A building at which substantially all lawful residential or business activity has ceased.
- B. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units shall be considered.
- C. The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.
- D. The building lacks utility services, i.e., water, sewer, electric or natural gas.
- E. The building is not actively for sale as part of a contractual agreement to sell the building, the building lacks "for sale", "for rent" or similar signage.
- F. The presence or recurrence of uncorrected code violations.

VACANT BUILDING: A building or portion of a building which is:

- A. Unoccupied and subject of a mortgage foreclosure action; or
- B. Unoccupied and unsecured; or
- C. Unoccupied and secured by boarding or other similar means; or
- D. Unoccupied and a dangerous structure; or
- E. Unoccupied and designated unfit for human occupancy by the director pursuant to applicable provisions of this code; or
- F. Unoccupied and has multiple code violations; or
- G. Unoccupied and the building or its premises has been the site of unlawful activity within the previous six (6) months; or
- H. Condemned by the inspector and unlawfully occupied; or
- I. Unoccupied for over one hundred eighty (180) days and during which time the inspector has issued an order to correct public nuisance conditions and same have not been corrected in a code compliant manner; or
- J. Unoccupied for over two (2) years.

But not including: Unoccupied buildings which are actively undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.

15.40.040: Vacant Building Determination:

A. General: Within sixty (60) days after the effective date of this chapter, the inspector shall evaluate all buildings in the city he believes to be unoccupied on the effective date of this chapter and make a determination for each as to whether the building is a "vacant building" within the meaning of this chapter. For buildings the inspector determines to be "vacant buildings", s/he shall, within seven (7) days of making such determination, send a written notice of determination with the factual findings to the last taxpayer of record listed on the most recent Cook County tax roll. Said notice of determination shall be sent certified mail, return receipt requested. Failure of delivery shall not excuse a person from complying with this chapter.

The notice of determination shall contain a statement of the obligations of the owner of a building determined to be a vacant building, a copy of the registration form the owner is required to file

pursuant to section 15.40.050 of this chapter and a notice of the owner's right to appeal the determination.

15.40.050: Registration of Vacant Buildings:

A. General: The owner or mortgage lender who has acquired title to a vacant building shall register the building with the village of North Riverside, on a form provided by the village and pay the required nonprorated vacant building registration and initial inspection fee. The form shall include, as a minimum, the name, street address, e-mail address and telephone number of the owner; the case name and number of any litigation pending concerning or affecting the building, including bankruptcy cases; and the name, street address, e-mail address, and telephone number of all persons and financial institutions/lenders with any legal financial interest in the building or the premises. The form shall require the owner to identify a natural person twenty one (21) years of age or older who maintains a permanent address in Cook County, Illinois, to accept service on behalf of the owner with respect to any notices the inspector sends pursuant to this chapter or service of process in any proceeding commenced to enforce any provision of this chapter, and file with the inspector on the registration form, the name, street address, e-mail address, telephone number, of said person. A street address is required. A post office box is not an acceptable address.

The form shall require the owner to indicate his or her "acceptance of notice by posting", consenting to service of notices sent or required to be sent, pursuant to this chapter, by posting on the building if the owner fails to renew the registration, if required, or maintain as current with the Village of North Riverside the information required regarding the person designated to accept notice and service of process.

The obligation to register vacant buildings shall extend to mortgage lenders that have obtained title to unoccupied buildings through a mortgage foreclosure action. Mortgage lenders shall register unoccupied buildings with the Village of North Riverside within fifteen (15) days of obtaining title to same.

Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this chapter, nor does it preclude any of the actions the village is authorized to take pursuant to this chapter or elsewhere in this code.

B. Renewal And Amended Registration Requirements: The owner of a vacant building shall renew the vacant building registration each year no later than the anniversary date of the first registration filing; and file an amended registration within fifteen (15) days of any change in the information contained in the annual registration. A new registration is required for any change in ownership whatsoever.

C. Fees: The initial vacant building registration and inspection fee shall be one hundred seventy five dollars (\$175.00). The annual renewal registration fee shall be one hundred dollars (\$100.00). There is no charge to update the owner's registration information.

15.40.060: Vacant Building Plan:

A. Contents Of Plan: At the time a building is registered as required herein, the owner shall submit a vacant building plan. The plan shall contain the following as a minimum:

1. A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured or covered by any means other than conventional methods used in the design of the building or permitted for new construction or similar type. The proposed repair shall result in openings being secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type with board removed. The owner shall maintain the building in an enclosed and secure state until the building is reoccupied or made available for immediate occupancy.

2. For buildings and/or premises which are determined by the inspector as being or containing public nuisances, as defined in section 15.40.030 of this chapter, then the vacant building/premises plan shall contain a plan of action to remedy such public nuisance(s).

3. A time schedule identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and nuisance identified by the inspector.

4. When the owner proposes to demolish the vacant building, the owner shall submit a plan and time schedule for such demolition.

5. A plan of action to maintain the building and/or premises thereof in conformance with this chapter.

6. A plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) of commencement and completion of all actions required to achieve habitability. No plan which fails to provide for compliance with this chapter or, which will not, as determined by the inspector, achieve such compliance, within three (3) months, in the case of a vacant boarded building, and two (2) years, in the case of a vacant, unboarded, and code compliant building will be approved, except that the inspector may approve an extension of the time during which the building will be unoccupied beyond two (2) years to a date certain, but then only based upon clear and documented evidence of good cause shown by the owner as determined by the inspector.

B. Premises; Building Exterior: All premises upon which vacant buildings are located, and the building exteriors, shall at all times be maintained in compliance with the Village Code.

C. Exterior Lighting: Exterior lighting shall be maintained in conformance with village property maintenance and zoning ordinances.

D. Ground Floor Windows: All ground floor windows facing street frontage, including, but not limited to, all display windows in unoccupied or vacant commercial buildings, shall be kept in a well maintained condition. All ground floor windows facing street frontage, except display windows in unoccupied or vacant commercial buildings, shall be covered on the interior side in a professionally finished manner with an opaque window covering material manufactured for that purpose and approved by the inspector.

E. Fire Alarm And Sprinkler Systems: All vacant commercial buildings must maintain in working order all fire alarm and fire sprinkler systems, maintain the heat on and set at a minimum of forty two degrees (42°), keep current all building access keys in the knox box, and post roof/truss indicators on the exterior of the building.

F. Review And Approval Of Plan: The inspector shall review and approve the proposed vacant building plan if it satisfies the standards below. The inspector shall send notice to the owner of the vacant building of his or her approval or denial of the proposed vacant building plan. In considering the appropriateness of a vacant building plan, the inspector shall include the following in his or her consideration. All denial notices issued by the inspector shall identify the reason(s) the proposed vacant building plan is not consistent with the following standards:

1. The purposes of this chapter and intent of the village board to minimize the time a building is boarded or otherwise vacant.

2. The effect of the building and the proposed plan on adjoining property.

3. The length of time the building has been vacant.
4. The presence of any public nuisances on the property.
5. The likelihood that the plan or portion(s) thereof will prevent or ameliorate the condition it is designed to address.

G. Failure To Obtain Or Comply With Approved Vacant Building Plan: Failure to have an approved plan within thirty (30) days of filing the registration form, failure to submit a revised plan within fifteen (15) days of the date of the inspector's written denial of a proposed plan, or failure to comply with the approved plan shall constitute a violation of this chapter subjecting the owner of the building to penalties as provided in this chapter and to any remedies the village may avail itself of as provided for herein and elsewhere in this code, including, but not limited to, an action to compel correction of health or fire code violations.

15.40.070: Vacant Building Inspections:

A. General: The village shall conduct a code compliance inspection of the interior of the vacant building. Such inspection will determine the extent of compliance with village property maintenance and fire codes. The village shall send the inspection report to the owner within thirty (30) days. Periodic reinspections shall take place, as necessary, until code compliance is achieved. Timely code compliance is required.

B. Fees: The one hundred seventy five dollar (\$175.00) initial registration and inspection fee shall cover the initial compliance inspection and one reinspection. The village will charge the owner a seventy five dollar (\$75.00) reinspection fee for the second and any additional reinspections necessary to confirm compliance has been achieved. The owner shall pay the reinspection fee to the village within thirty (30) days of receipt of the bill for the same.

15.40.080: Certification of Compliance:

A certificate of compliance with this vacant buildings chapter issued by the Community Development Department and payment in full of all fees imposed pursuant to this chapter are required prior to any occupancy of a vacant building.

15.40.090: Time Restrictions; Boarding Vacant Buildings:

It is the policy of the village that boarding is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant building may not remain boarded longer than three (3) months unless an extension of that time is part of a plan approved by the building inspector.

15.40.100: Appeals:

The manner of appeal of the inspector's determination or decision under this chapter shall be found in section 15.04.160 of the Village Code.

15.40.110: Penalty:

Any person who shall violate a provision of this section or shall fail to comply with any of the requirements thereof shall be punishable by a fine of not less than seventy five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00). Each day that a violation continues shall be deemed a separate offense.

15.40.120: Other Enforcement:

The registration of a vacant building shall not preclude action by the village to demolish or to take other action against the building pursuant to other provisions of this chapter, this code, or other applicable legislation.

SECTION 5. That Chapter 15.44 and Chapter 15.48 of the North Riverside Municipal Code be and the same are hereby deleted in their entirety.

SECTION 6. That Chapter 15.52 of the North Riverside Municipal Code be and the same is hereby amended with the following language:

Section 15.52.010

A) Code Adopted: There is hereby adopted by reference as if fully set out herein governing the construction of all nonresidential and multi-family structures, that certain code known as the 2009 international building code, first printing, as prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which has been for a period of more than thirty (30) days prior to the effective date hereof and now is on file in the Community Development Department.

(B) Amendments: The following additions, insertions, deletions and changes are hereby made to the 2009 international building code, first printing:

1. Section 101.1 Title. Amend by deleting the words and punctuation marks, "(name of jurisdiction)" and insert the words "The village of North Riverside".

2. Section 101.4.3 Plumbing. Delete in its entirety and in lieu thereof substitute with the following new section 101.4.3:

Section 101.4.3 Plumbing. All references within this code to the international plumbing code shall be changed to read, "the 2004 Illinois plumbing code, prepared and published by the state of Illinois department of public health along with section 405.3, section 607.2, chapter 11 and chapter 12 of the 2009 international plumbing code". The provisions of the 2004 Illinois plumbing code prepared and published by the state of Illinois department of public health, along with section 405.3, section 607.2, chapter 11 and chapter 12 of the 2009 international plumbing code shall apply to the installation, alteration, repair and replacement of plumbing systems, including appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

3. Section 105.2 Work Exempt From Permit. Delete in its entirety.

4. Section 105.5 Expirations. Delete in its entirety and in lieu thereof substitute with the following new section 105.5:

Section 105.5 Extension And Expiration Of Building Permit. If after a building permit required by this chapter shall have been granted, if the operation called for by such permit shall not have been started within three (3) months after the date thereof, such permit shall be void and no operation thereunder shall be begun. Where, under authority of a permit, work has begun and has not been prosecuted for a continuous or cumulative period of six (6) months, all rights under such permits shall thereupon terminate and work can be continued only after application for and issuance of a new permit. Where, under authority of a permit, work has not been completed within twelve (12) months after the issuance of such permit and an occupancy certificate or certificate of completion issued, all rights under such permit shall thereupon terminate and work can be continued only after application for and issuance of a new permit. The new permit shall only be issued for a period in which to expediently complete the work originally permitted. The completion period of the extended permit shall be approved by the building official. The fee for said new permit shall be equivalent to the fee applicable to the original building permit obtained. Failure to complete the originally permitted work prior to the expiration date of the extended permit shall be a violation of the code and punishable in accordance with the provisions of section 1.18.230 of the village code.

5. Section 109.1 Payment Of Fees. Delete this section in its entirety and in lieu thereof substitute the following new section 109.1:

Section 109.1 Payment Of Fees. A permit shall not be issued until the review process has been completed and approved and the fees prescribed in title 15, section 15.04.100 of the village municipal code have been paid and accepted, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation, has been paid and accepted.

6. Section 110.3 Required Inspections. Amend by adding the following new sections 110.3.11 and 110.3.12:

Section 110.3.11 Masonry Firebox Inspection. Masonry firebox inspections shall be made before flue/chimney installation and after the fireplace firebox and smoke shelf is completed.

Section 110.3.12 Stocking And Training Inspection. Stocking and training inspection shall be made after the completion of construction and prior to the installation of any stock, merchandise and non permanent/movable tenant fixtures and furniture, and prior to the allowance of tenant employee occupancy and/or training.

7. Section 113 Board Of Appeals. Delete this section in its entirety.

8. Section 114.4 Violation Penalties. Delete this section in its entirety and in lieu thereof substitute the following new section 114.4:

Section 114.4 Violation Penalties. Any person who shall violate a provision of this section or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or a directive of the building official, or of a permit or certificate issued under the provisions of this section shall be punishable by a fine of not less than seventy five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00). Each day that a violation continues shall be deemed a separate offense.

9. Section 115.3 Unlawful Continuance. Delete this section in its entirety and in lieu thereof substitute the following new section 115.3:

Section 115.3 Unlawful Continuance. Any person who shall continue any type of work in or about the structure after having been served with a stop work order, except such work as that person is directed by the building official to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than that prescribed by title 15 section 15.04.120 of the village code.

12. Section 306.3 Factory Industrial F-2 Low-Hazard Occupancy. Amend by adding the following new section 306.3.1:

Section 306.3.1 Classification To F-1 Moderate-Hazard Occupancy. The designation "group F-2" shall be deleted. All factory industrial uses and occupancies classified as group F-2 shall be classified as group F-1. Requirements of this code specified for factory industrial group F-1 shall apply to all factory industrial use and occupancies.

13. Section 310.1 Residential Group R. Amend by adding the following new section 310.1.1:

Section 310.1.1 Special Requirements For Use Groups R-1 & R-2: All structures wherein a separate dwelling unit or apartment is located on the second floor or above shall have exterior and load bearing walls constructed of solid masonry. All interior walls thereof separating dwelling units, corridor walls and stairway enclosures, shall be of masonry construction having at least a two (2) hour fire resistance rating. All floors thereof shall be constructed of the precast concrete type, poured concrete type, or similar non combustible construction having at least a two (2) hour fire resistance rating.

14. Section 311.3 Low-Hazard Storage, Group S-2. Amend by adding the following new section 311.3.1:

Section 311.3.1 Classification To Moderate-Hazard Storage, Group S-1. The designation "group S-2" shall be deleted. All storage uses and occupancies classified as group S-2 shall be classified as group S-1. Requirements of this code for storage group S-1 shall apply to all storage use and occupancies.

15. Section 406.1.4 Separation. Delete in its entirety and in lieu thereof substitute with the following new section 406.1.4:

Section 406.1.4 Separation. Separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by a minimum 1-hour rated fire barrier, horizontal or vertical, using minimum five-eighths inch ($\frac{5}{8}$ " type X or equivalent gypsum wallboard. Door openings between a private garage and a dwelling unit shall be equipped with a fire door in compliance with section 715. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be encapsulated in construction equal to that of those walls and ceilings, and shall have no openings into the garage.

16. Section 415.6.1 Combustible Dusts, Grain Processing And Storage. Delete this section in its entirety and in lieu thereof substitute the following new section 415.6.1:

Section 415.6.1 Combustible Dusts, Grain Processing And Storage. Buildings intended for the purpose of housing combustible dusts or grain are prohibited.

17. Section 503.1 General. Delete in its entirety (exclusive of subsections 503.1.1, 503.1.2, 503.1.3 and 503.1.4) and in lieu thereof substitute with the following new section 503.1:

Section 503.1 General. The building height and area shall not exceed the limits specified in table 503 based on the type of construction as determined by section 602 and the occupancies as determined by section 302 except as modified thereafter. Each portion of a building separated by one or more firewalls complying with section 706 shall be considered to be a separate building.

Exceptions:

1. Type IIIA, IIIB, VA and VB construction is prohibited for all new construction other than use group R-3 structures.
2. Existing buildings of type 5 construction may be converted to use group B only, provided the structure does not exceed two (2) stories in height, and the gross floor area does not exceed twenty-two hundred (2,200) square feet. Such buildings shall be equipped with an approved fire alarm system interconnected to an approved location providing 24-hour supervision of alarm and system trouble, and shall comply with the current Illinois accessibility code as if new construction.

18. Section 507.2 Non-Sprinklered, One Story. Delete in its entirety.

19. Section 508.2.5 Separation Of Incidental Accessory Occupancies. Delete in its entirety and in lieu thereof substitute with the following new section 508.2.5:

Section 508.2.5 Separation Of Incidental Accessory Occupancies. Where table 508.2.5 allows the option of fire rated separation or automatic fire extinguishing protection, both options shall be used.

Exception: Incidental accessory occupancies within and serving a dwelling unit are not required to comply with this section.

20. Section 508.3 Nonseparated Occupancies. Delete this section in its entirety. (All mixed occupancies shall be separated in accordance with table 508.4.)

21. Section 508.4.4 Separation. Revise the section by adding the following to the end of the first sentence:

... "However, in all cases group B occupancies within fully sprinklered buildings shall be separated from group F-1 and S-1 occupancies with 1-hour fire barriers. Group B occupancies within non-sprinklered buildings shall be separated from group F-1 and S-1 occupancies with 2-hour fire barriers."

22. Section 602.1 General. Amend by adding the following new sentence to the end of the paragraph:

... "For use groups R-1 and R-2 construction see section 310.1.1 as amended."

23. Section 602.3 Type III. Delete in its entirety and in lieu thereof substitute with the following new section 602.3:

Section 602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Type III construction shall be permitted for use group R-3 structures only.

24. Section 602.5 Type V. Delete in its entirety and in lieu thereof substitute with the following new section 602.5:

Section 602.5 Type V. Type V construction is that type of construction in which the structural elements, exterior walls, and interior walls are of any materials permitted by this code. Type V construction shall be permitted for use group R-3 structures only. Use group R-3 structures shall contain no more than four (4) units if over and under construction is employed.

25. Section 603.1 Allowable Materials. Amend this section by deleting application number 13 in its entirety. (All blocking and backing shall be non combustible or pressure impregnated fire retardant treated wood.)

26. Section 703.2 Fire-Resistance Ratings. Delete the first sentence in its entirety contained therein and in lieu thereof substitute with the following new sentence:

"The fire-resistance rating of building elements shall be determined in accordance with the test procedures set forth in ASTM E 119 and in accordance with section 703.3." ...

27. Section 703.3 Alternative Methods For Determining Fire Resistance. Delete in its entirety and in lieu thereof substitute with the following new section 703.3:

Section 703.3 Submittal Documents. In addition to the permit submittal requirements specified in section 106, copies of the system design from Underwriters Laboratories (UL) or other approved, independent testing agency shall be submitted to the village, or be made a part of the

construction plans submitted to the village, for all required fire-resistance-rated assemblies and firestop systems. Sections 720 and 721 shall only be used to verify compliance of the fire resistance rated assemblies when permitted in writing by the building official.

28. Section 706.3 Materials. Delete in its entirety and in lieu thereof substitute with the following new section 706.3:

Section 706.3 Materials. Fire walls shall be of any approved non combustible materials.

Exceptions:

1. Buildings of type V construction.
2. Use group R-3: Fire walls shall be constructed of minimum eight inch (8") concrete masonry units when separating all multiple single-family attached dwellings in side-by-side construction.

29. Section 709.1 General. Delete item 3 in its entirety and in lieu thereof substitute the following new item 3:

3. Wall separating tenant spaces.

30. Section 709.3 Fire-Resistance Rating. Delete in its entirety and in lieu thereof substitute with the following new section 709.3:

Section 709.3 Fire-Resistance Rating. Fire partitions shall have a fire-resistance rating of not less than 1 hour.

Exception:

Walls and floors separating dwelling units or sleeping units in the same building shall be of masonry, poured concrete, precast concrete or similar non-combustible construction having at least a two (2) hour fire resistance rating.

31. Section 709.4 Continuity. Revise the last sentence of the paragraph to read as follows:

... "The supporting construction shall be protected to afford the required fire resistance rating of the wall supported, except for walls separating tenant spaces in covered mall buildings, walls separating dwelling units, walls separating sleeping units and corridor walls in buildings of type IIB construction."

32. Section 717.4 Draftstopping In Attics. Amend by adding the following new section 717.4.4:

Section 717.4.4 Draftstopping Of Overhangs And Soffits. Regardless of requirements elsewhere, overhangs, canopies, exterior soffits and similar structures shall be draftstopped in buildings of all use groups and construction types at intervals not exceeding twenty feet (20') horizontal spacing.

33. Section 720 Prescriptive Fire Resistance. Delete in its entirety. Except when permitted in writing by the building official.

34. Section 721 Calculated Fire Resistance. Delete in its entirety. Except when permitted in writing by the building official.

35. Section 903.2.1 Group A. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.1:

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout all buildings containing a group A occupancy of 2,000 square feet or greater.

Exceptions:

1. Areas used exclusively as participant sport areas where the main floor areas located at the same level as the level of exit discharge of the main entrance and exit.
2. Only concession stands, retail areas, press boxes and other accessory use areas in group A-5 with an area greater than 1,000 square feet shall be required to be provided with an automatic sprinkler system.
3. Where the group A fire area is located on a floor other than a level of exit discharge serving such occupancies.

36. Section 903.2.1.1 Group A-1. Delete in its entirety.

37. Section 903.2.1.2 Group A-2. Delete in its entirety.

38. Section 903.2.1.3 Group A-3. Delete in its entirety.

39. Section 903.2.1.4 Group A-4. Delete in its entirety.

40. Section 903.2.1.5 Group A-5. Delete in its entirety.

41. Section 903.2.2 Group B. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.2:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a group B occupancy of 2,000 square feet or greater.

42. Section 903.2.3 Group E. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.3:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a group E occupancy.

43. Section 903.2.4 Group F-1. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.4:

Section 903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a group F occupancy of 2,000 square feet or greater.

44. Section 903.2.4.1 Woodworking Operations. Delete in its entirety.

45. Section 903.2.5.1 General. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.5.1:

Section 903.2.5.1 General. An automatic sprinkler system shall be provided throughout all buildings containing a group H occupancy.

46. Section 903.2.7 Group M. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.7:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a group M occupancy of 2,000 square feet or greater or where a group M occupancy is used for the display and sale of upholstered furniture.

47. Section 903.2.9 Group S-1. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.9:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy of 2,000 square feet or greater or in buildings with repair garages servicing vehicles parked in basements.

48. Section 903.2.9.1 Repair Garages. Delete in its entirety.

49. Section 903.2.9.2 Bulk Storage Of Tires. Delete in its entirety.

50. Section 903.2.10 Group S-2. Delete in its entirety and in lieu thereof substitute with the following new section 903.2.10:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing a group S-2 occupancy of 2,000 square feet or greater or where enclosed parking garages are located beneath other groups.

51. Section 903.2.10.1 Commercial Parking Garages. Delete in its entirety.

52. Section 903.3 Installation Requirements. Delete in its entirety and in lieu thereof substitute with the following new section 903.3:

Section 903.3 Installation Requirements. Automatic sprinkler systems shall be designed and installed in accordance with sections 903.3.1 through 903.3.6, except that flexible sprinkler pipe or tubing shall be prohibited.

53. Section 903.3.1.1.1 Exempt Locations. Delete subsection 3 of section 903.3.1.1.1 in its entirety and in lieu thereof substitute with the following new subsection 3:

3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling assemblies or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours when approved in writing by the building official.

54. Section 903.3.1.1.1 Exempt Locations. Delete subsection 4 of section 903.3.1.1.1 in its entirety and in lieu thereof substitute with the following new subsection 4:

4. In rooms or areas that are of noncombustible construction with wholly non-combustible contents when approved in writing by the building official.

55. Section 907.2 Where Required New Buildings And Structures. Delete this section in its entirety and in lieu thereof substitute the following new section 907.2:

Section 907.2 Where Required New Buildings And Structures. Where required all fire alarm systems shall be installed in accordance with the following:

- a) An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with sections 907.2.1 through 907.2.23. In all cases an approved automatic fire alarm system shall be provided in buildings of use groups A, B, E, I, R-3 (where over and under or side-by-side construction is employed), and all buildings of mixed use, regardless of size, and all other principal buildings and individual uses over one (1) story in height or over two thousand (2,000) square feet in area, except use group R-4. Where automatic sprinkler protection installed in accordance with section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.
- b) An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.
- c) Where automatic sprinklers provide protection to an area, approved flow and tamper switches interconnected to the fire alarm system shall be provided.

56. Section 907.2.8.2 Automatic Smoke Detection System. Amend by adding the following new sections 907.2.8.2.1 and 907.2.8.2.2:

Section 907.2.8.2.1 Heat Detectors. Heat detectors shall be provided on every floor and in all generally unattended areas such as storage rooms, garages, elevator shafts, laundry rooms, furnace rooms, basements, attic spaces, crawl spaces and similar areas. At least one (1) shall be provided in each living unit near the bedrooms. "Rate of rise" type heat detectors are not permitted in this application.

Section 907.2.8.2.2 Detectors Within Means Of Egress Components. Smoke detectors shall be provided in all stairways, exit access hallways and exit passageways.

57. Section 907.6.3 Zones. Delete in its entirety, (exclusive of subsections 907.6.3.1 through 907.6.5.1) and in lieu thereof substitute the following new section 907.6.3:

Section 907.6.3 Zones. Each floor shall be zoned separately, and a zone shall not exceed twenty thousand (20,000) square feet in area. The length of any zone shall not exceed two hundred feet (200') in any direction, unless otherwise approved by the fire code official.

58. Section 907.6.5 Monitoring. Delete in its entirety and in lieu thereof substitute the following new section 907.6.5:

Section 907.6.5 Monitoring. Where required by this title the police communication center shall monitor fire alarm systems.

Exception: Supervisory service is not required for:

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

59. Section 912.1 Installation. Amend by adding the following new sentence to the end of the paragraph:

... "In all cases at least one fire department connection with a five inch (5") Storz inlet shall be provided."

60. Section 912.2.1 Visible Location. Amend by adding the following new sentence to the end of the paragraph:

... "Access routes shall be so arranged that fire department apparatus may respond from all points of the building to adjacent fire hydrants along routes not to exceed two hundred fifty feet (250') from the most remote point of the building perimeter to the closest fire hydrant."

61. Section 1006.3 Illumination Emergency Power. Delete in its entirety and in lieu thereof substitute with the following new section 1006.3:

Section 1006.3 Illumination Emergency Power. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power failure, an emergency electrical system shall automatically illuminate the following areas:

1. Exit access corridors, passageways and aisles in rooms and spaces which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
2. Exit access corridors, passageways and aisles in buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
4. Interior exit discharge elements, as permitted in section 1023.1, in buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
5. The portion of the exterior exit discharge immediately adjacent to exit discharge doorways in buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
6. All bathrooms.
7. All interior electrical panel boards, switchgear and meter enclosures.
8. Fire sprinkler main assembly.

62. Section 1015.1 Exit Or Exit Access Doorways Required. Delete in its entirety and in lieu thereof substitute with the following new section 1015.1:

Section 1015.1 Exit Or Exit Access Doorways Required. Two (2) exits or exit access doorways from any space shall be provided where at least one of the following conditions exist:
Exception: Group I-2 occupancies shall comply with sections 1014.2.2 through 1014.2.7.

1. The occupant load of the space exceeds the values in table 1015.1;

Exception: In group R-2 and R-3 occupancies one means of egress is permitted within and from individual dwelling units with a maximum occupant load of twenty where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2.

2. The common path of egress travel exceeds the limitations of section 1014.3;

3. Where required by sections 1015.3, 1015.4, 1015.5, 1015.6 or 1015.6.1;

4. Where the area of the room, space or building exceeds twenty (20) occupants or two thousand (2,000) square feet in gross area.

When two (2) exit or exit access doorways are required by this section, they shall meet the test of remoteness, as defined by section 1015.2.1, and all such doors shall swing in the direction of egress. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of section 1004.1.

63. Table 1015.1 Spaces With One Exit Or Exit Access Doorway. Delete in its entirety and in lieu thereof substitute with the following new table 1015.1:

TABLE 1015.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

Occupancy	Maximum Occupant Load
A, B, E, F, M, U	20
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	20

64. Table 1021.2 Stories With One Exit. Delete in its entirety and in lieu thereof substitute with the following new table 1021.2:

TABLE 1021.2
STORIES WITH ONE EXIT

Story	Occupancy	Maximum Occupants (Or Dwelling Units) Per Floor And Travel Distance
First story or basement	A, B ^d , E ^e , F ^d , M, U, S ^d	20 occupants and 75 feet travel distance
	H-2, H-3	3 occupants and 25 feet travel distance
	H-4, H-5, I, R	10 occupants and 75 feet travel distance
	S ^a	20 occupants and 100 feet travel distance
Second story	B ^b , F, M, S ^a	20 occupants and 75 feet travel distance
	R-2	4 dwelling units and 50 feet travel distance
Third story	R-2 ^c	4 dwelling units and 50 feet travel distance

For SI: 1 foot = 304.8 mm.

- a. For the required number of exits for open parking structures, see section 1021.1.2.
- b. For the required number of exits for air traffic control towers, see section 412.3.
- c. Buildings classified as group R-2 equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with section 1029.
- d. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 shall have a maximum travel distance of 100 feet.
- e. Day care occupancies shall have a maximum occupant load of 10.

65. Section 1301.1.1 Criteria. Delete in its entirety and in lieu thereof substitute with the following new section 1301.1.1:

Section 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the 2012 international energy conservation code. Proof of such compliance shall be shown through the submittal of fully completed "COMcheck" compliance certificates.

< <http://energycode.pnl.gov/COMcheckWeb/> >

66. Section 1807.1.3 Rubble Stone Foundation Walls. Delete this section in its entirety.

67. Section 1807.1.4 Permanent Wood Foundation Systems. Delete this section in its entirety.

68. Section 1807.1.6.3 Masonry Foundation Walls. Delete this section in its entirety, unless otherwise approved in writing by the building official.

69. Table 1809.7 Prescriptive Footings Supporting Walls Of Light-Frame Construction. Delete all reference to column three entitled "Thickness Of Footing" in its entirety and in lieu thereof the following column shall be substituted:

Thickness Of Footing

The minimum thickness of footings shall be ten inches (10").

70. Section 1809.8 Plain Concrete Footings. Delete this section in its entirety and in lieu thereof substitute the following new section 1809.8:

Section 1809.8 Plain Concrete Footings. In plain concrete the minimum footing size shall be twenty inches (20") in width and ten inches (10") in depth. For foundation walls wider than ten inches (10"), footings shall be a minimum ten inches (10") in depth and shall be no less than ten inches (10") wider than the width of the foundation wall.

71. Section 1809.9 Masonry Unit Footings. Delete this section in its entirety.

72. Section 1809.12 Timber Footings. Delete this section in its entirety.

73. Chapter 27 Electrical Systems. Delete in its entirety. (All electrical systems shall comply with the national electrical code as adopted and amended by Section 15.56 of the village code.)

74. Chapter 28 Mechanical Systems. Delete in its entirety. (All mechanical systems shall comply with the international mechanical code as adopted and amended by Section 15.58 of the village code.)

75. Chapter 29 Plumbing Systems. Delete in its entirety. (All plumbing systems shall comply with the Illinois plumbing code and the international plumbing code as adopted and amended by Section 15.68 of the village code.)

76. Section 3001.2 Referenced Standards. Delete this section in its entirety and in lieu thereof substitute the following new section 3001.2:

Section 3001.2 Referenced Standards. Referenced standards to be as stringent and comply with current Illinois elevator safety act (225 ILCS 312) and its rules. For private residential conveyance application, the act does not apply, however, the IBC code shall for new installation, permits, final acceptance. For applications not covered by the Illinois elevator safety act, those conveyance applications shall be covered under the IBC code by the AHJ for new installation, permits, final acceptance, periodic inspections and testing, unsafe conditions, power to seal equipment, put conveyance out of service, and certificate compliance as well as owner/agent responsibility for contractor, maintenance, accident/injury responsibility.

Referenced standards from (225 ILCS 312): Safety code for elevators and escalators (ASME A17.1), the standard for the qualification of elevator inspectors (ASME QEI-1), the automated people mover standards (ASCE 21), the safety requirements for personnel hoists and employee elevators (ANSI A10.4), and the safety standard for platform lifts and stairway chairlifts (ASME A18.1).

77. Section 3002.4 Elevator Car To Accommodate Ambulance Stretcher. Delete this section in its entirety and in lieu thereof substitute the following new section 3002.4:

Section 3002.4 Elevator Car To Accommodate Ambulance Stretcher. In all buildings at least one

elevator shall be provided for fire department emergency access to all floors in building. Such elevator car shall be of such size and arrangement to accommodate a minimum twenty-four inch (24") by eighty-four inch (84") ambulance stretcher in the horizontal open position and shall be identified by the international symbol for emergency medical services (Star of Life). Said symbol shall not be less than three inches (3") high by three inches (3") wide and shall be placed inside on both sides of the main lobby hoistway door frame.

78. [F] Section 3003.2 Fire Fighters' Emergency Operation. Delete this section in its entirety and in lieu thereof substitute the following new [F] section 3003.2:

[F] Section 3003.2 Fire Fighters' Emergency Operation. Elevators shall be provided with phase 1 emergency recall operation and phase 2 emergency in car operation in accordance with ASME A17.1 and NFPA72.

79. Section 3005.1 General. Delete this section in its entirety and in lieu thereof substitute the following new section 3005.1:

Section 3005.1 General. Escalators, moving walks, conveyors, personnel hoists, material hoists, miscellaneous hoisting and elevating equipment shall comply with the provisions of this section.

80. Section 3005.3 Conveyors. Delete this section in its entirety and in lieu thereof substitute the following new section 3005.3:

Section 3005.3 Conveyors. Conveyors and related equipment shall comply, be inspected and tested in accordance with ASME B20.1 listed in chapter 35 and section 3005.4 regarding personal hoists.

81. Section 3006.1 Access. Delete this section in its entirety and in lieu thereof substitute the following new section 3006.1:

Section 3006.1 Access. An approved means of access shall be provided to elevator machine rooms and overhead machinery equipment spaces. This means of access is not to be used as a passage way through the machine room to any other areas of the building or roof.

82. Section 3006.4 Machine Rooms And Machinery Spaces. Amend this section by deleting exception no. 2 in its entirety.

83. Chapter 30 Elevators And Conveyance Systems. Amend by adding the following new section 3009:

Section 3009 Certificate Of Compliance.

Section 3009.1 Equipment Operation. The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the authority having jurisdiction.

Section 3009.2 Posting Certificates Of Compliance. The owner or lessee shall post the current-

issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable. Please refer to Illinois elevator safety act.

84. Section 3303.6 Utility Connections. Amend by adding the following new section 3303.6.2:

Section 3303.6.2 Underground Storage Facilities. All underground storage facilities that are to be abandoned shall be excavated and removed from the site. A permit issued by the state fire marshall must accompany an application for the removal of all underground storage tanks.

SECTION 7. That Chapter 15.64 of the North Riverside Municipal Code be and the same is hereby amended with the following language:

Chapter 15.64

15.64.010: Residential Code Adopted:

(A) Code Adopted: There is hereby adopted by reference as if fully set out herein that certain code known as the international residential code for one- and two-family dwellings, 2009, first printing, including appendix "G", as prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which has been for a period of more than thirty (30) days prior to the effective date hereof and now is on file in the Community Development Department.

(B) Amendments: The following additions, insertions, deletions and changes are hereby made to the international residential code for one- and two-family dwellings, 2009, first printing, including appendix "G":

1. Section R101.1 Title. Amend by deleting the words and punctuation marks, "(name of jurisdiction)" and insert the words "The village of North Riverside".

2. Section R102 Applicability. Amend by adding the following new sections R102.8 and R102.9:

Section R102.8 Electrical. All references within this code to "ICC electrical code" shall be deleted in their entirety and in lieu thereof, the following language shall be substituted: "national electrical code, 2008, prepared and published by the National Fire Protection Association, Inc.".

Section R102.9 Plumbing. All references within this code to the ICC plumbing code shall be deemed changed to read the: "Illinois plumbing code, 2004, prepared and published by the Illinois department of public health".

3. Section R105.2 Work Exempt From Permit. Delete in its entirety.

4. Section R105.5 Expiration. Delete in its entirety and in lieu thereof substitute with the following new section R105.5:

Section R105.5 Extension And Expiration Of Building Permit. If after a building permit required by this chapter shall have been granted, if the operation called for by such permit shall not have been started within three (3) months after the date thereof, such permit shall be void and no operation thereunder shall be begun. Where, under authority of a permit, work has begun and has not been prosecuted for a continuous or cumulative period of six (6) months, all rights under such permits shall thereupon terminate and work can be continued only after application for and issuance of a new permit. Where, under authority of a permit, work has not been completed within twelve (12) months after the issuance of such permit and an occupancy certificate or certificate of completion issued, all rights under such permit shall thereupon terminate and work can be continued only after application for and issuance of a new permit. The new permit shall only be issued for a period in which to expediently complete the work originally permitted. The completion period of the extended permit shall be approved by the director of municipal services. The fee for said new permit shall be equivalent to the fee applicable to the original building permit obtained. Failure to complete the originally permitted work prior to the expiration date of the

extended permit shall be a violation of this code and punishable in accordance with the provisions of title 15 section 15.04.150 of the village code.

5. Section R108.1 Payment Of Fees. Delete in its entirety and in lieu thereof substitute the following new section R108.1:

Section R108.1 Payment Of Fees. A permit shall not be issued until the review process has been completed and approved and the fees prescribed in title 15, section 15.04.100 of the village municipal code have been paid and accepted, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation, has been paid and accepted.

6. Section R110.2 Change In Use. Delete in its entirety and in lieu thereof substitute the following new section R110.2:

Section R110.2 Change In Use. Changes in the character or use of an existing structure shall require that use or structure to be in compliance with all current codes and regulations of the village of North Riverside.

7. Section R110.3 Certificate Issued. Delete in its entirety and in lieu thereof substitute the following new section R110.3:

Section R110.3 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy.

8. Section R112 Board Of Appeals. Delete this section in its entirety.

9. Section R113.4 Violation Penalties. Delete this section in its entirety and in lieu thereof substitute the following new section R113.4:

Section R113.4 Violation Penalties. Any person who shall violate a provision of this section or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or a directive of the building official, or of a permit or certificate issued under the provisions of this section shall be punishable by a fine of not less than seventy five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00). Each day that a violation continues shall be deemed a separate offense.

10. Section R114.2 Unlawful Continuance. Delete this section in its entirety and in lieu thereof substitute the following new section R114.2:

Section R114.2 Unlawful Continuance. Any person who shall continue any type of work in or about the structure after having been served with a stop work order, except such work as that person is directed by the building official to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than that prescribed by section 15.24.120 of the village code.

11. Table R301.2(1) Climatic And Geographic Design Criteria. Delete in its entirety and in lieu thereof substitute the following new table R301.2(1):

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

Ground Snow Load	Wind Design		Seismic Design Category ^f	Subject To Damage From		
	Speed ^d (mph)	Topographic Effects ^k		Weathering ^a	Frost Line Depth ^b	Termite ^c
25	90	No	1	Severe	42"	Moderate to heavy

Winter Design Temp ^e	Ice Barrier Underlayment Requirement ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
-2	Yes	09/16/2006	2000	50

12. Section R302.2 Townhouses. Delete in its entirety and in lieu thereof substitute the following new section R302.2:

Section R302.2 Townhouses. Dwelling units in townhouses shall be separated from each other by a minimum two (2) hour fire resistance rated fire barrier constructed of minimum eight inch (8") concrete masonry units, or an equivalent concrete assembly. When the attached dwellings exceed four (4) units or 4800 square feet combined, a four (4) hour fire resistance rated fire barrier constructed of concrete masonry units, or an equivalent concrete assembly, shall be provided extending through the roof to a height of no less than thirty inches (30") above the lowest roof. The structural integrity of individual units shall be independent of other units.

13. Section R302.2.2 Parapets. Delete the exception to item no. 2 in its entirety and in lieu thereof substitute the following new exception:

Exception: Unless otherwise required in sections R302.2 and R302.3, a parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) type X gypsum board is installed directly beneath the roof decking or sheathing for a distance of 4 feet (1219 mm) on each side of the wall or walls.

14. Section R302.2.2 Parapets. Delete item no. 3 in its entirety and in lieu thereof substitute the following new item no. 3:

3. Unless otherwise required in sections R302.2 and R302.3, a parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches above the lower roof. The common wall construction from the lower roof to the

underside of the higher roof deck shall not have less than a 1-hour fire-resistive rating. The wall shall be rated for exposure from both sides.

15. Section R302.2.4 Structural Independence. Delete exception 5 in its entirety.

16. Section R302.2.4 Structural Independence. Amend by adding the following new section R302.2.4.1:

Section R302.2.4.1 Dwelling Unit Separation Wall. The required dwelling unit separation wall shall be self supporting and structurally independent from the framing within either dwelling unit. The collapse of the framing/structure on either side of the demising wall shall not reduce the integrity of the demising wall.

17. Section R302.3 Two-Family Dwellings. Delete in its entirety and in lieu thereof substitute the following new section R302.3:

Section R302.3 Two-Family Dwellings. Dwelling units in two-family dwellings shall be separated from each other by a minimum two (2) hour fire resistance rated fire barrier constructed of minimum eight inch (8") concrete masonry units, or an equivalent concrete assembly. When the attached dwellings exceed 4800 square feet combined, a four (4) hour fire resistance rated fire barrier constructed of concrete masonry units, or an equivalent concrete assembly, shall be provided extending through the roof to a height of no less than thirty inches (30") above the lowest roof. The structural integrity of individual units shall be independent of other units.

18. Section R302.4.2 Membrane Penetrations. Delete in its entirety and in lieu thereof substitute the following new section R302.4.2:

Section R302.4.2 Membrane Penetrations. Membrane penetrations of the required dwelling unit separation assembly are not permitted.

19. Section R302.5.1 Opening Protection. Delete in its entirety and in lieu thereof substitute the following section R302.5.1:

Section R302.5.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes are not permitted. Other openings between the garage and the residence shall be equipped with a self closing, self latching, three-quarter (³/₄) hour fire rated door.

20. Table R302.6 Dwelling/Garage Separation. Delete in its entirety and in lieu thereof substitute the following new Table R302.6:

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

Separation	Material
From the residence and attics	Not less than ⁵ / ₈ " type X gypsum board or equivalent applied to the garage side

From all habitable room above the garage	Not less than $\frac{5}{8}$ " type X gypsum board or equivalent
(Structures) supporting floor/ceiling assemblies used for separation required by this section	Not less than $\frac{5}{8}$ " type X gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than $\frac{5}{8}$ " type X gypsum board or equivalent applied to the interior side of the exterior walls that are within this area

21. Section R302.12 Draftstopping. Amend by deleting all reference to the language "1,000 square feet" contained therein and in lieu thereof, the following language shall be substituted:

... "500 square feet"...

22. Section R309.1 Floor Surface. Amend by adding the following new section R309.1.1:

Section R309.1.1 Gas Curb. All common walls between the garage and dwelling, including any openings for service doors, shall have a six inch (6") gas curb, or be made gas tight by an approved membrane system.

23. Section R310.1 Emergency Escape And Rescue Required. Delete in its entirety and in lieu thereof substitute the following new section R310.1:

Section R310.1 Emergency Escape And Rescue Required. Basements, habitable attics and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than forty inches (40") above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section R310.2.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet.

24. Section R310 Emergency Escape And Rescue Openings. Amend by adding the following new section R310.2.2:

Section R310.2.2 Protective Covers. The opening at the top of all window wells shall be covered with a grate or other material capable of supporting a fifty (50) pound live load on an area equal to one square foot, or a three hundred (300) pound concentrated load acting over an area of four (4) square inches, whichever produces the greater stresses. Said covers shall be removable, and, if

locked, shall be able to be opened from the inside without the use of a key, tool or special knowledge.

Exception: Where the basement window extends above the elevation of the window well, a protective rail may be used if approved by the building official.

25. Section R311.7.5 Landings For Stairways. Amend by adding the following new section R311.7.5.1:

Section R311.7.5.1 Anchorage For Landings Adjacent To Stairs. Provide dowel bar anchorage at slabs, sidewalks and other types of landings which are adjacent to exterior concrete stairs. Dowel bars shall be designed and installed so as to maintain integrity of the riser heights as required by section R311.7.4.1.

26. Section R311.7.7 Handrails. Delete in its entirety and in lieu thereof substitute the following new section R311.7.7:

Section R311.7.7 Handrails. Handrails shall be provided on at least one (1) side of each continuous run of treads or flight with two (2) or more risers.

27. Section R312.1 Guardrail Required. Delete in its entirety and in lieu thereof substitute the following new section R312.1:

Section R312.1 Guardrails Required. Open-sided walking surfaces, including porches, balconies or raised floor surfaces or open sides of stairs located more than fifteen and one half inches (15- $\frac{1}{2}$ ") above the floor or grade below shall have guardrails not less than thirty-six inches (36") in height. The height of the open-sided walking surface shall be determined by measuring the lowest point of the adjacent grade below located within three feet (3') horizontally from the edge of the open-sided walking surface above.

28. Section R312.2 Height. Add the following new exception:

3. Open-sided walking surfaces, including porches, balconies or raised floor surfaces located more than eighty-four inches (84") above the floor or grade below shall have guardrails not less than forty-two inches (42") in height.

29. Section R313 Automatic Fire Sprinkler Systems. Delete in its entirety in lieu thereof substitute the following new section R313:

Section R313 Automatic Fire Sprinkler Systems.

Section R313.1 Two Family Dwelling Automatic Fire Sprinkler System. A limited area automatic residential fire sprinkler system shall be installed within two family dwellings including townhouses.

Section R313.2 Locations. Automatic sprinkler heads shall be placed in all rooms housing gas-fired mechanical appliances such as furnaces, boilers and water heaters and like appliances so as to provide coverage to all areas within ten feet (10') of any part of the gas-fired appliances.

Section R313.3 Design And Installation. Limited area automatic residential fire sprinkler systems shall be designed in accordance with this section, the 2009 international building code, section 903.3.5.1.1 and the Illinois plumbing code as adopted and amended by the village of North Riverside.

30. Section R314.4 Power Source. Amend by adding the following new wording to the end of the last sentence.

"..., and display a visible light which indicates its proper operation."

31. Section R401.1 Application. Delete in its entirety and in lieu thereof substitute the following new section R401.1:

Section R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by table R301.2(1) shall meet the provisions of section R322.

32. Section R402.1 Wood Foundations. Delete in its entirety.

33. Section R403.1 General. Delete in its entirety and in lieu thereof substitute the following new section R403.1:

Section R403.1 General. All exterior walls shall be supported on continuous concrete footings, or other approved structural systems which shall be of sufficient design to support safely the loads imposed as determined from the character of the soil. Footings shall be supported on undisturbed natural soil or engineered fill. Concrete footings shall be designed and constructed in accordance with the provisions of section R403 or in accordance with ACI 332.

34. Section R403.1.1 Minimum Size. Delete in its entirety and in lieu thereof substitute the following new section R403.1.1:

Section R403.1.1 Minimum Size. Footings shall be designed in accordance with the following requirements.

1. Minimum dimension for spread footings shall be ten inches (10") deep by twenty inches (20") wide.
2. The depth of all footings shall be no less than forty-two inches (42") below grade unless otherwise permitted for floating slab construction.
3. Footings shall be reinforced where crossing or bearing on pipes, fill trenches, or other unstable ground/soil. Such reinforcing shall be designed, signed and sealed by an Illinois licensed design professional.
4. Footing dimensions listed within are based upon soils of average bearing capacity of 3,000 lbs. per square foot. For soils of lesser bearing capacity or where unusual loading conditions exist, larger footings and reinforcement may be required. Such design shall be designed, signed and sealed by an Illinois licensed design professional.
5. A soils report from a geotechnical engineer shall be required after excavation and prior to the placement of any footing concrete unless deemed not required by the building inspector.
6. Footing must be keyed a minimum of two inches (2") into undisturbed soil, or shall be interlocked to the soil by other approved methods.
7. Trench foundations shall be a minimum of ten inches (10") wide and shall be allowed for single story frame buildings only.

35. Figure R403.1(2) Permanent Wood Foundation Basement Wall Section. Delete in its entirety.

36. Figure R403.1(3) Permanent Wood Foundation Crawl Space Section. Delete in its entirety.

37. Section R403.1.3.2 Slabs-On-Ground With Turned-Down Footings. Delete in its entirety and in lieu thereof substitute the following new section R403.1.3.2:

Section R403.1.3.2 Grade Beam/Floating Slab Foundations. For wood frame construction only, detached accessory structures not intended for habitable occupancy, a grade beam/floating slab foundation design will be permitted. The foundation shall be a minimum of twelve inches (12") deep around the perimeter, a minimum of twelve inches (12") wide at the bottom of the trench, and beveled upwards at a forty-five degree (45°) angle to meet the bottom of a five inch (5") concrete floor slab. The foundation must be a minimum of six inches (6") above grade and shall have a minimum of one no. 5 bar at the top and bottom. Four inches (4") of crushed stone or equivalent shall be required as fill below the slab. The concrete slab shall be reinforced with 6 x 6 number ten (10) wire mesh which shall extend the entire width and length of the concrete and to the bottom of the foundation.

38. Section R403.2 Footings For Wood Foundations. Delete in its entirety and in lieu thereof substitute the following section R403.2:

Section R403.2 Footings For Walls, Piers, Posts And Columns.

1. Provide a minimum of forty-two inch (42") frost protection.
2. Provide two inch by two inch (2" x 2") keyway in the top of the footing underneath the centerline of foundation walls.
3. Trench foundation shall be a minimum ten inches (10") wide and shall be allowed only for single story frame buildings.
4. For one (1) story dwellings, the minimum pier size shall be thirty inches by thirty inches by twelve inches (30" x 30" x 12"). For dwelling over one (1) story, the minimum pier size shall be thirty six inches by thirty six inches by fifteen inches (36" x 36" x 15"). In all cases, pier must be designed by an Illinois licensed design professional to support all live and dead loads.
5. Pier foundations for roofed-in structures attached to the principal dwelling shall be designed, signed and sealed by an Illinois licensed design professional. These structures shall be open or screened-in porches only.
6. Chimney footings for dwellings must have a minimum thickness of twelve inches (12"), with a minimum projection beyond the foundation wall of six inches (6") on each side.
7. Chimney footings must be poured integral with the wall footing when the chimney occurs in the outside wall or an interior bearing wall and must start at the level of the lowest adjacent wall footing.
8. All stoops, steps and platforms at egress areas must be supported by wing walls extending to the footing or a full frost protected foundation or other similar means acceptable to the building official.

39. Section R403.3 Frost Protected Shallow Foundations. Delete in its entirety.

40. Section R404.1 Concrete And Masonry Foundation Walls. Delete in its entirety and in lieu thereof substitute the following section R404.1:

Section R404.1 Concrete Foundation Walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of this section or in accordance with the provisions of section R404.1.2.

41. Section R404.1.1 Design Of Masonry Foundation Walls. Delete in its entirety.

42. Section R404.1.1.1 Masonry Foundation Walls. Delete in its entirety.

45. Section R404.1.2 Concrete Foundation Walls. Amend by adding the following new exception:

Exception: In all cases concrete foundation walls shall be constructed as follows:

a. Walls supporting wood frame construction shall be a minimum of ten inches (10") in thickness.

b. Walls supporting masonry chimneys shall be a minimum of twelve inches (12") in thickness.

43. Section R404.2 Wood Foundation Walls. Delete in its entirety.

44. Section R405.1 Concrete Or Masonry Foundations. Amend the last sentence by deleting the dimension of six inches (6") and in lieu thereof add the dimension of ten inches (10").

45. Section R405.1 Concrete Or Masonry Foundations. Amend by deleting the exception.

46. Section R405.1 Concrete Or Masonry Foundations. Amend by adding the following new section R405.1.1:

Section R405.1.1 Sump Pump Discharge. Sump pumps must discharge a minimum of three feet (3') from the foundation walls. Discharge must conform to the approved grading plan and in no case shall be extended closer than five feet (5') from the rear or side property lines. Regardless of the permitted location, distance notwithstanding, the discharge may not cause a nuisance or hazard to neighboring properties or create standing water or ice of any thickness on public sidewalks, roadways or alleys. Where the sump pump discharge is installed underground, the installation shall be approved by the village civil engineer. Said discharge shall be through a minimum four inch (4") perforated pipe incased within a minimum of twelve inch (12") clean gravel (no fines).

47. Section R405.2 Wood Foundations. Delete in its entirety.

48. Section R406.3 Damproofing For Wood Foundations. Delete in its entirety.

49. Section R408 Under-Floor Space. Amend by adding the following new section R408.8:

Section R408.8 Covering. In crawl spaces, the soil shall be leveled, covered with four inches (4") of clean gravel and continuous class I vapor retarder in accordance with the international building code. All joints of the vapor retarder shall overlap by six inches (6") and shall be sealed or taped.

The edges of the vapor retarder shall extend at least six inches (6") up the foundation wall and shall be attached to the foundation wall. The vapor retarder shall then be covered with a minimum of a two inch (2") screed coat of concrete.

Crawlspaces floors shall be no less than thirty inches (30") below the bottom of floor joists and girders.

50. Section R408.4 Access. Delete in its entirety and in lieu thereof substitute the following new section R408.4:

Section R408.4 Access. Provide an access opening to all under-floor spaces of not less than twenty-four inches by twenty-four inches (24" x 24"). Through wall access openings shall not be located under a door to the residence. See section M1305.1.4 for access requirements where mechanical equipment is located under floors.

51. Section R502.2.2 Decks. Amend by adding the following new sentences to the end of the section:

"... Unless otherwise designed, signed and sealed by an Illinois licensed design professional, deck joists and beams shall have a maximum cantilever of eighteen inches (18") beyond the bearing member. The cantilever shall not span more than 25% of the remaining length of the joist."

52. Section R502.2.2 Decks. Amend by adding the following new sections R502.2.2.5 through R502.2.2.7:

Section R502.2.2.5 Porches And Decks. Wooden post supports for porches and decks constructed five feet (5') or more above grade, as measured to the top of the finished deck floor, shall be no less than six inch by six inch (6" x 6") nominal lumber. All lumber used for the exterior construction of porches, terraces and decks shall be naturally durable wood or pressure preservative-treated wood.

Section R502.2.2.6 Post Hole/Deck Pier Design. Minimum dimension for all post holes shall be forty two inches (42") in depth below grade, ten inches (10") in diameter, extending a minimum of four to six inches (4-6") above grade, and formed in a prefabricated tube (Sonotube or the like).

Exception: Where the supporting posts for decks or porches exceeds a dimension of 4" X 4", the minimum diameter of the pier shall be twelve inches (12").

Section R502.2.2.7 Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in three or more sets with each application for a permit. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Decks with a height of eight feet (8') or greater, as measured from grade to top of decking, shall be designed, signed and sealed by an Illinois licensed design professional.

53. Section R502.4 Joists Under Bearing Partitions. Amend by adding the following new section R502.4.1:

Section R502.4.1 Joists Below Bathtubs. The number of joists which support and run parallel to the length of a bathtub shall be doubled.

54. Section R502.11 Wood Trusses. Amend by adding the following new section R502.11.5:

Section R502.11.5 Sheathing Required. Open frame wood trusses used in floor construction must be fully sheathed on the underside with minimum one-half inch ($\frac{1}{2}$ ") minimum gypsum board or equivalent.

55. Section R504 Pressure Preservatively Treated-Wood Floors (On Ground). Delete in its entirety.

56. Section R506.1 General. Delete in its entirety and in lieu thereof substitute the following new section R506.1:

Section R506.1 Concrete slab-on-ground floors, other than garage floors, shall be a minimum four inches (4") thick. Garage floor slabs are required to be a minimum of five inch (5") thick, concrete slab shall be reinforced with 6 x 6 number ten (10) wire mesh which shall extend the entire width and length of the concrete. For expansive soils, see section R403.1.8. The specified compressive strength of concrete shall be as set forth in section R402.2. On attached garages where an overdig exists for foundation footings, excavation must be backfilled with washed stone or a cohesive soil compacted in eight inch (8") lifts.

57. Section R703.2 Weather Resistant Sheathing Paper. Delete exception no. 1 in its entirety.

58. Section R801.3 Roof Drainage. Amend by adding the following section R801.3.1:

Section R801.3.1 Gutters And Downspouts. All structures over one hundred fifty (150) square feet in area shall be provided with gutters and downspouts along all roof edges located parallel to the grade below unless omission is specifically permitted by the building inspector. Downspouts must discharge to a splash block or other approved means of dispersment, and such discharge shall be made away from the building in accordance with the approved grading plans, and shall not cause a nuisance or damage to neighboring properties. Discharge must conform to the approved grading plan and in no case shall be extended closer than five feet (5') from the rear or side property lines. Regardless of the permitted location, distance notwithstanding, the discharge may not cause a nuisance or hazard to neighboring properties or public right-of-ways.

59. Section R1004 Factory-Built Fireplaces. Amend by adding the following new section R1004.5:

Section R1004.5 Fireplace Chimney Enclosures. All exposed exterior chimney sections for fireplaces, wood burning stoves and similar appliances, shall be enclosed in a chimney chase which provides for proper clearances per manufacturer's requirements and is constructed of masonry or approved materials consistent with the construction of the existing structure.

60. Section N1101.2 Compliance. Amend by adding the following new sentence to the end of the section:

"... In all cases verification of envelope compliance shall be achieved by the submittal of a completed REScheck envelope compliance certificate."

61. Section M1601.1.1 Above-Ground Duct Systems. Delete item number 5 in its entirety.

62. Section M1601.1.1 Above-Ground Duct Systems. Delete item number 7 in its entirety and in lieu thereof substitute the following new item number 7:

7. Stud wall cavities and the spaces between floor joists shall not be utilized as air plenums. All air plenums shall be in approved and listed ducts.

63. Section M1601.1.1 Above-Ground Duct Systems. Amend by adding the following new item number 8:

8. The maximum length of flexible air ducts and flexible connectors shall not exceed six feet (6').

64. Section M1601.1.2 Underground Duct Systems. Delete in its entirety.

65. Section G2414.1 General. Amend by adding the following new section G2414.1.1:

Section G2414.1.1 Interior Fuel Gas Piping Materials. All interior gas supply and distribution piping shall be black iron. Copper pipe and flexible pipe shall be used for appliance hookup only when a flexible connection is absolutely required. No flexible appliance connection piping may pass through any wall or ceiling assembly.

66. Section G2445.2 Prohibited Use. Amend by adding the following section G2445.2.1:

Section G2445.2.1 Approval. Unvented appliances, including unvented fireplaces, shall be allowed only by special permission of the building official. A 110 volt carbon monoxide detector with battery back-up power shall be installed in all rooms with unvented gas-fired appliances such as room heaters, log heaters and fire places.

67. Chapter 25 Plumbing Administration. Delete in its entirety.

68. Chapter 26 General Plumbing Requirements. Delete in its entirety.

69. Chapter 27 Plumbing Fixtures. Delete in its entirety.

70. Chapter 28 Water Heaters. Delete in its entirety.

71. Section P2904.1 General. Delete in its entirety and in lieu thereof substitute the following new section P2904.1:

Section P2904.1 General. Where required, limited area fire sprinkler systems shall be installed in accordance with this section, the 2009 international building code, section 903.3.5.1.1 and the Illinois plumbing code as adopted and amended by the village of North Riverside.

72. Section P2904.1.1 Required Sprinkler Locations. Delete in its entirety and in lieu thereof substitute the following new section P2904.1.1:

Section P2904.1.1 Required Sprinkler Locations. Automatic sprinkler heads shall be placed in all rooms housing gas-fired mechanical appliances such as furnaces, boilers and water heaters and like appliances so as to provide coverage to all areas within ten feet (10') of any part of the gas-fired appliances. Branch supply pipe to the sprinkler head shall not have a developed length of more than twenty four inches (24") beyond the point of the tap.

73. Section P2904 Dwelling Unit Fire Sprinkler Systems. Amend by adding the following new section P2904.1.2:

P2904.1.2 Protection Of Domestic Water Supply. Where a limited area fire sprinkler system is installed, a single check backflow prevention device shall be provided directly after the water

meter, in accordance with the Illinois plumbing code as adopted and amended by the village of North Riverside.

74. Chapter 30 Sanitary Drainage. Delete in its entirety.

75. Chapter 31 Vents. Delete in its entirety.

76. Chapter 32 Traps. Delete in its entirety.

77. Section P3302.1 Subsoil Drains. Delete in its entirety and in lieu thereof substitute the following new section P3302.1:

Section P3302.1 Subsoil Drains. Subsoil drains (drain tile) shall be perforated plastic pipe approved for the use not less than 4" in diameter. Subsoil drains shall discharge to an approved sump pit or other approved location. The subsoil sump pit shall extend a minimum of 2" above the finished interior floor, and shall be located no less than 10' horizontally from a sanitary ejector pit.

78. Section P3303.1.2 Sump Pit. Delete in its entirety and in lieu thereof substitute the following new section P3303.1.2:

Section P3303.1.2 Sump Pit. The sump pit shall not be less than 18" in diameter and 24" deep unless otherwise approved. The pit shall be accessible and located so that all drainage flows into the pit by gravity. The sump pit shall be constructed fully of formed plastic or other approved material, with a removable cover adequate to support anticipated loads in the area of use.

79. Section P3303.1.3 Electrical. Delete in its entirety.

80. Section P3303.1.4 Piping. Delete in its entirety and in lieu thereof substitute the following new section P3303.1.4:

Section P3303.1.4 Piping. Discharge piping shall include an accessible full flow check valve. Piping and fittings shall be the same size as, or larger than, pump discharge tapping.

81. Chapter 34 General Requirements. Delete in its entirety.

82. Chapter 35 Electrical Definitions. Delete in its entirety.

83. Chapter 36 Services. Delete in its entirety.

84. Chapter 37 Branch Circuit And Feeder Requirements. Delete in its entirety.

85. Chapter 38 Wiring Methods. Delete in its entirety.

86. Chapter 39 Power And Lighting Distribution. Delete in its entirety.

87. Chapter 40 Devices And Luminaires. Delete in its entirety.

88. Chapter 41 Appliance Installation. Delete in its entirety.

SECTION 8. REPEALER. All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance shall be, and the same are hereby repealed.

SECTION 9. SEVERABILITY. This Ordinance, and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provisions or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs, and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

Section 10. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

PASSED AND APPROVED this 18th day of March, 2013.

Kenneth Krochmal,

Village President

ATTEST:

Dr. Queenella Miller
Village Clerk