

TITLE 15

BUILDINGS AND CONSTRUCTION

15.00 BUILDING ADMINISTRATION

15.00.010 TITLE

This Title shall be known as the ***BUILDING CODE OF THE VILLAGE OF LEMONT.***

15.00.020 PURPOSE & INTENT

The purpose of this Title is to provide 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.

15.00.030 TITLE AS REMEDIAL

This Title 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 facilities, light and ventilation and fire safety; and, in general, to secure safety to life and property from all hazards incidental to the design, erection, construction, alteration, removal or demolition of all buildings and structures.

15.00.040 APPLICATION AND SCOPE OF REGULATIONS

- A. Application of Provisions: This Title 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 Title.
- B. Compliance with Provisions: No building or structure shall be constructed, extended, repaired, removed, altered, used or occupied in violation of these provisions except for repairs as defined in subsection C of this Section, and except further, that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building or structure is not otherwise altered or its use or occupancy changed.

- C. General Repairs and Maintenance: 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 and equipment installation or mechanical or other work affecting public health or general safety.
- D. Conflicting Provisions: When the provisions contained in this Title conflict with any other provision contained in the Village Code or in any state or federal statute, the most restrictive or rigid provisions shall control.

15.00.050 EXISTING STRUCTURES, 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 Code.
- 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 or any part of the structure having a 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 beyond fifty percent (50%) of its present physical value, the Village may require that the entire building or portions thereof be brought into compliance with all provisions of this Title.
- F. 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 certificate of occupancy has been issued by the Village.

15.00.060 BUILDING OFFICIAL

- A. Defined: Whenever in this Title the term “Building Official” is used, it shall mean the Building Commissioner, or the current title given to the supervisor of the Building Department, and/or his/her designee. That officer is hereby authorized and has the duty to administer and enforce the provisions of the Building Code, making such determinations, interpretations, and orders as are necessary therefore, and requiring such plats, plans and other descriptive material in connection with applications for permits as are necessary to judge compliance with this Title.

- B. Powers and Duties:
 - 1. Generally: The Building Official 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.

 - 2. Inspections:
 - a. The Building Official shall make all required inspections, or the Building Official 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 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.

 - b. The Building Official and authorized representatives 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.

 - 3. Adopt Rules and Regulations: The Building Official 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.

 - 4. Records Kept: The Building Official 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.

15.00.070 GENERAL REQUIREMENTS

- A. License Required: All contractors performing work within Village limits, including landscaping contractors, are required to obtain a license as specified in Title 5, Chapter 5.20 of this code.
- B. Occupation of Streets or Other Public Property: Streets or other public property shall not be occupied with building materials unless approved by the Building Official, subject to such conditions as the Building Official deems necessary.
- C. Barricades Required: Any person using streets or other public property for storage or construction shall provide substantial and suitable barricades and shall provide, place and maintain proper and sufficient lights or flares to guard and protect all traffic and passersby.
- D. Damage to Barricading: It shall be unlawful to move, remove, turn off, extinguish, diminish or disturb any light or barricades required by “C” above.
- E. Removal of Rubbish - Public Property: Rubbish or excavated material which is deposited on any street or other public property shall be removed from day to day, as rapidly as produced. Trash containers or dumpsters shall not be placed on streets unless otherwise approved in advance by the building Official and must, where possible, be located a minimum of five (5) feet from the curb. Trash containers shall be placed in such a manner that they do not obstruct the vision of motorists or interfere with pedestrian traffic.
- F. Removal of Rubbish - Private Property: Rubbish or surplus materials shall not be thrown, dropped or swept from any floor above the ground or from any roof, but shall either be carried or lowered in such a manner as not to cause dust, and shall be removed from day to day, or placed in an approved noncombustible container and shall be protected in such a manner as not to be blown or scattered onto adjacent properties. Trash containers or dumpsters shall be located on private property and no closer than five (5) feet to the property line.
- G. Public Inconvenience: All building operations shall be conducted in a manner that least inconveniences the public and abutting property owners.
- H. Protection of Passersby: Where during construction an excavation or other hazard exists five feet (5') or less from a public way, the contractor shall provide and maintain a barricade or fence for the protection of passersby.

- I. Clean-Up Bond: Prior to issuance of a building permit for a new structure (other than a fence, deck, porch, above ground swimming pool, or the re-shingling of a roof), the remodeling of an existing structure, or where any excavation or dirt removal will be conducted in excess of twenty-five thousand dollars (\$25,000.00) in construction value, a cash deposit in the amount of one thousand dollars (\$1,000.00) shall be deposited with the Village Treasurer for the following purposes;
1. To insure the prompt removal of any dirt, mud, stone or debris deposited on any street, sidewalk or alley within the Village by a general contractor or any of his subcontractors;
 2. To assure completion of all final exterior items including, but not limited to: air conditioner foundation, downspouts effectively discharged, public sidewalks and driveway approaches are free of cracks, and any other items to comply with this code.

It shall be the obligation of the general contractor and owner to remove any dirt, mud, stone or debris that the general or subcontractor may have deposited upon a roadway, sidewalk or alley and the removal shall be completed as quickly as it is deposited, but not later than 4:00 p.m. at the end of each day. In the event of a violation of any of the terms of this section, the Village Building Inspector shall have the right to revoke the building permit, issue a stop work order and levy a fine of one hundred dollars (\$100.00) per incident plus the cost of the cleanup, which will be at the rate of three hundred dollars (\$300.00) per hour. Each day of violation shall constitute a separate offense.

The completion and clean-up bond shall be released upon issuance of a final occupancy permit.

15.00.080 BUILDING PERMITS

- A. Permit Required: No person shall begin the erection, construction, alteration, or repair, demolition or movement, use or occupancy of any building or structure in the Village of Lemont, or begin 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, or initiate any changes to the existing, approved landscaping, grading or means of storm water discharge of or on a property without first having applied for and obtained a permit in writing to do so from the Village.
- B. Application for Permit: An application for a permit shall be submitted in such form as the Building Official 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 applications shall also list all

subcontractors, addresses, phone numbers and a brief description of the work to be performed and such additional information as may be required by the Building Official for an intelligent understanding of the work proposed.

C. Required Plans and Information:

1. Grading Plan: At the time of applying for a permit to construct a principal building, the applicant shall submit to the Building Official two (2) copies of a plat of topographic survey of the lot and grading plan prepared by an Illinois Registered Professional Engineer, and shall indicate the following:
 - a. All building setback lines shall be shown and labeled
 - b. Actual front, rear, and side yard setbacks shall be shown
 - c. Top of foundation elevation shall match approved subdivision plans
 - d. All building dimensions shall be shown, including jogs/offsets
 - e. Proposed and existing contours shall be labeled
 - f. Existing contours shall be shown a minimum of ten (10) feet onto adjacent properties.
 - g. Elevations of existing grade of curb and existing sidewalk shall be shown
 - h. All swales including high point/break point elevations shall be shown
 - i. Finished grade shall be lower than top of foundation by six (6) inches
 - j. Proposed grade shall maintain six (6) inches of pitch away from the building in first ten (10) feet
 - k. Maximum slope within the parcel shall not exceed 4:1
 - l. Location of B-Box shall be labeled and must be located within the public owned right-of-way, but may not be located within an easement or in driveway pavement
 - m. Residential driveway width shall be labeled and may not exceed twenty-two (22) feet at the right-of-way line. Retaining walls and other permanent structures are not allowed within easements.

- n. Driveway slope shall be labeled and may not exceed a maximum 8% grade
 - o. Water service and sanitary service lines shall be labeled and a ten (10) foot minimum separation is required. Dimension shall be shown.
 - p. The top of foundation of adjacent lots shall be labeled
 - q. The location of manholes, inlets, and utilities shall be located and the elevations labeled
 - r. The location and size of trees shall be shown
 - s. Erosion control shall be shown around the perimeter of the property and labeled
 - t. The benchmark used shall be of Village Datum and shall be indicated on the survey
2. To relocate a principal building or relocate or construct an accessory building greater than five hundred seventy-six (576) square feet, the applicant shall submit the same information as indicated in (1) above unless otherwise approved by the Building Official or Village Engineer.
3. Plans, Drawings, etc.: Plans, drawings, specifications and calculations meeting all requirements of the Building Code shall be presented to the Building Official for approval before a permit will be issued. Plans shall specifically show all design loads and occupant capacities for all spaces and floors, shall be prepared and sealed by a registered architect licensed in the State of Illinois, and shall be in such detail as to verify compliance with the codes and requirements listed herein.

All plans, drawings, specifications and calculations must be submitted in an “as built” form. The Building Department will not accept any plans or drawings which are mirrored, reversed, inverted images, or any other form not specifically detailing exactly how the structure is to be constructed. Any plans and drawings submitted with various “options” must be clearly noted as to which option will apply.

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

4. Proof of Compliance; Improvements: 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, hard surface, 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 and a valid demolition permit from Cook County, when applicable, has been submitted.
 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 to provide positive drainage and seeded to provide a homogenous grass surface.
- F. Revocation of Permit: The Building Official 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.
- G. Permit for Moving a Building or Structure: Before a building or structure may be moved, the owner or agent shall notify all utilities having service connections within the building or structure such as water, electric, gas, sewer, or any other connections. A permit for moving 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. Route approval shall be required from the Public Services Department and a five thousand dollar (\$5,000.00) cash bond

deposited.

- H. Commencement Notice to be Given: The Building Official shall be given at least twenty-four (24) hours notice of the starting of work under a permit.
- I. Payment of Fees: A permit shall not be issued until all required fees have been paid.
- J. Compliance with Title: The permit shall be a license to proceed with the work and shall not be construed as authority to violate any of the provisions of this Title, except as specifically stipulated by modification or variation.
- K. Compliance with Permit: All work shall conform to the approved application and plans for which the permit has been issued and any approved amendments thereto.
- L. Compliance with Grading Plan - Spot Survey Required: All new work shall be located strictly in accordance with the approved Grading Plan. Two (2) copies of the platted survey, prepared by an Illinois Registered Professional Land Surveyor shall be filed with the Building Official within fourteen (14) days after foundation is placed. No construction will be permitted over the foundation except for water, sewage and related items unless such platted survey has been filed and approved by the Building Official. The spot survey shall indicate the following:
 - 1. Elevations of the top of foundation walls shall be labeled at each corner and at every break point if steps in the foundation occur.
 - 2. Actual front, side, and rear yard setbacks shall be shown.
- M. Extension and Expiration of Building Permit:
 - 1. Commercial and Residential New Construction: Commercial and residential new construction projects must be started within thirty (30) days of permit issuance and shall be completed within one (1) year. Where the construction process is expected to exceed one (1) year time in completion, a schedule of completion shall be provided at time of application for permit and shall be provided in the issued permit at the discretion of the Village Building Commissioner.
 - a. Where, under the authority of a Commercial and Residential New Construction Permit, work has not commenced within thirty (30) days after issuance of such permit, all rights under such permit shall thereupon terminate and work may commence only after application for and issuance of a new Commercial and Residential New Construction Permit.
 - b. Where, under the authority of Commercial and Residential New

Construction permit, work has commenced but has not been completed within one (1) year after issuance of such permit, all rights under such permit shall thereupon terminate, and work may continue only after a Permit Extension has been issued by the Village's Building Commissioner.

2. Commercial and Residential Remodel: Commercial and residential remodel projects must be started within thirty (30) days of permit issuance and completed within six (6) months. Where the construction process is expected to exceed six (6) months time in completion, a schedule of completion shall be provided at time of application for permit and shall be provided in the issued permit at the discretion of the Village Building Commissioner.
 - a. Where, under the authority of a Commercial and Residential Remodel Permit, work has not commenced within thirty (30) days after issuance of such permit, all rights under such permit shall thereupon terminate and work may commence only after application for and issuance of a new Commercial and Residential Remodel Permit.
 - b. Where, under the authority of a permit, work has commenced but has not been completed within six (6) months after issuance of such permit, all rights under such permit shall thereupon terminate and work may continue only after a Permit Extension has been issued by the Village's Building Commissioner.
3. All Permits, excluding Commercial and Residential New Construction Permits and Commercial and Residential Remodel Permits: Permits other than Commercial and Residential New Construction Permits and Commercial and Residential Remodel Permits must be completed within forty-five (45) days of permit issuance. Where the construction process is expected to exceed forty-five (45) days time in completion, a schedule of completion shall be provided at time of application for permit and shall be provided in the issued permit at the discretion of the Village Building Commissioner.
 - a. Where, under the authority of a permit, work has not been completed within forty-five (45) days after issuance of such permit, all rights under such permit shall thereupon terminate and work may be continued only after a Permit Extension has been issued by the Village's Building Commissioner.
4. Where, under authority of any permit, work has begun, but has ceased for a continuous thirty (30) days, all rights under such permit shall thereupon terminate and work may be continued only after a new permit, as originally required for the construction project, has been applied for and issued. If, after a period of thirty (30) days following the expiration of any permit, and no subsequent permit has been issued, all structures of portions thereof shall be

removed and the site returned to its original condition.

5. Permit Extension: A Permit Extension may be given in those cases where work has commenced in a timely manner as provided in this Section, but has not been completed. A Permit Extension shall be good for one-half (1/2) the original permit time allowed for completion.
 6. Permit Extension Fees: The fees for a Permit Extension shall be waived for the first renewal, provided no changes have been made on the original plans and specifications for such work. The fee for a second renewal shall be one-half (1/2) the amount of the original permit fee.
 7. Permit Issuance: Upon notification of approval by the Building Department, a permittee must retrieve the approved building permit from the Building Department. All building permits must be retrieved and paid in full within 45 days of the notice date. Any building permit not paid in full and retrieved within 45 days shall expire and be invalidated.
- N. Permits for Sewer and Water Repairs: Permits are required for sewer and water repairs. All work must be performed in accordance with the Plumbing code listed in Chapter 15.12. All parkways must be restored to their original condition within two (2) weeks of completion of sewer and water repairs. Any sidewalk which is damaged or removed must be replaced immediately. The contractor is responsible to ensure that the excavation is performed in a safe manner and suitable protection for the general public shall be provided. Sewer and water excavations on private property shall be compacted, leveled and restored to natural grade within six (6) months of the date of the issuance of the permit.
- O. Public Utilities and Property Lines:
1. All utilities and required to run along side and rear property. Utilities shall run along side property lines until they are perpendicular to where the connection will take place at the building.
 2. Utilities shall not be allowed to run across lots at any other location.
 3. Plans, drawings and specifications will be presented to the Building Department indicating such locations of utilities, prior to a building permit being issued..
 4. Utilities include but are not limited to water lines, sanitary sewers, storm sewers, power lines, gas, cable and telecommunications.
 5. Relief of this requirement may be granted only by the Building Commissioner with advice and consent of the Village Engineer.

15.00.090 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 at all times.

- B. Required Inspections:
 - 1. Inspections required under the provisions of this Title 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, or if previous inspection comments or requirements have not been complied with, an eighty-five dollar (\$85.00) reinspection fee may be charged for the initial reinspection fee and one hundred ten dollars (\$110.00) may be charged for all subsequent reinspection fees. No further inspections shall be made until the reinspection fee has been paid.

 - 2. The owner or contractors are required to call the Building 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. Foundation Wall: Prior to placement of concrete when reinforcing steel is required in a foundation.

 - c. 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.

 - d. Sewer Connection: Before any backfill and after house sewer has been tapped into sanitary sewer.

 - e. Water Connection: Before any backfill and after installation of the service pipe, main valve inside the building, and pressurization of the service line.

 - f. Electrical Service: At the time the electrical service is to be energized or re-energized.

- g. Underground Electrical: After underground electrical is installed and before it is covered over.
- h. Rough Electrical: Before any insulation, vapor barriers or wall finish is applied and after the rough electric is complete. Wires must be pulled at the time of inspection.

Exception: Wires need not be pulled at the time of inspection for remodeling work or when otherwise approved.
- i. Underground Plumbing: After under slab plumbing is installed and before covering.
- j. Rough Plumbing: Before any insulation, vapor barriers or wall finish is applied and after the rough plumbing is completed.
- k. Framing: Before any insulation, vapor barrier or wall finish is applied, after rough electric, plumbing and HVAC are approved and the framing is complete.
- l. Wall flashing: Prior to the installation of the exterior façade or cladding.
- m. Insulation: Before any interior wall finish is applied and after insulation and vapor barriers are completed.
- n. Ceiling Inspection: Prior to the placement of suspended ceiling panels.
- o. Concrete Slab: Before any concrete floor or garage slabs are poured, after underground electric and plumbing are approved, and after insulation and vapor barriers are installed.
- p. Concrete Driveway: After stone base is set and formwork installed. A proof-roll inspection of the driveway base may be required.
- q. Asphalt Driveway: After stone base is set. A proof-roll inspection of the driveway base may be required.
- r. Public Sidewalk: After formwork is installed and prior to pour.
- s. Ice and Water Shield: Prior to the installation of shingles or other roofing.
- t. Screw or fastener inspection on fire rated assemblies.

- u. Firestopping of through penetrations or joint systems.
 - v. Final Grading: After the submittal of a final topographic survey/grading plat and the final installation of all sump pump and downspout discharges, and prior to the placement of grass seed or sod.
 - w. Final Inspection: After all work is completed and building is to be approved for issuance of certificate of occupancy.
 - x. Other: Any other inspection that may be specifically required by the Building Official.
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 shall have the authority to enter at any reasonable hour any building, structure or premises in the jurisdiction to enforce the provisions of this Title.

15.00.100 STOP WORK ORDERS

- A. Notice to Owner: Upon notice from the Building Official that work on any building or structure is being prosecuted contrary to the provisions of this Title, or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or the owner's agent, or to the person doing the work, or shall be posted on the building or structure and shall state in general terms, the condition which caused the violation. A two hundred dollar (\$200.00) fine will be unconditionally assessed. This fine shall be in addition to any other fine(s) warranted or required by any other part of this code or the municipal code of the Village of Lemont, and said fine must be paid in full at the Clerk's Office in the Village Hall prior to the Stop Work Order being rescinded. Additional citations may be issued at the Building Official's discretion, for any condition which violates Village Ordinance and/or Building Codes.
- B. Unlawful Continuance: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties

provided for in Section 15.00.160.A of this Code (Ord. 0-39-01 § 3 (part), 2001).

15.00.110 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, 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. **Applications for Occupancy Permits:** Every application for a building permit shall be deemed an application for an occupancy permit. Every application for an occupancy permit for a new or changed use of land or structures where no building permit is required shall be filed with the Building Official and be in such form and contain such information as the Building Official shall provide by general rule.
- C. **Issuance or Denial of Occupancy 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 after the Building Official is notified in writing that the structure or premises are ready for occupancy.
- D. **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 have 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 have 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.
- E. **Temporary Occupancy Permit:** Between the dates of November 1 and April 1, a temporary occupancy permit may be requested if the required landscaping cannot

be completed due to adverse weather conditions. The Building Official may also consider issuance of a temporary occupancy during other than the dates listed in the first sentence of this subsection when a written request showing reasonable cause has been submitted in advance.

1. The temporary occupancy permit may be issued upon receipt of a performance bond, letter-of-credit, or cash bond (check) from the contractor, or owner, to the Village and upon receipt of a temporary occupancy permit fee in the amount established in the annual fee ordinance.
 - a. The above security shall be in the amount of five thousand dollars (\$5,000.00) or 100% of the contract price for all outstanding work, whichever is greater.
 - b. The temporary occupancy permit fee is refundable upon the scheduling of the reinspection for and the satisfactory completion of the outstanding work for which the temporary occupancy permit was issued within the timeframe listed on the temporary occupancy permit.
 2. A temporary occupancy permit may be issued to be valid for a period not to exceed five (5) months from its date of issuance.
 3. A temporary occupancy permit may be extended beyond the maximum of five (5) months specified in subsection (e)(2) of this section only when requested in writing and showing just cause as to why said extension is necessary.
- F. Yielding of Occupancy: Occupancy of a building shall not be yielded to any person until a certificate of occupancy has been posted. No person shall take occupancy of a building without an occupancy permit having been issued.
- G. 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 B-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. Prior to landscaping, all final grading within the lot and parkway areas shall be completed. Two (2) copies of a final topographic survey shall be submitted indicating the following:
 - a. All dimensions/elevations from Spot Survey shall be shown.
 - b. The finished grade elevations at the corners of the structure shall be labeled.
 - c. Elevations of all corners of the property shall be labeled.
 - d. Grading contours shall be shown and labeled. The elevation of all drainage break points shall be labeled.
 - e. The location and elevation of the B-Box shall be shown.
 - f. The location and elevation of all existing utility structures on the lot shall be shown.
 - g. The driveway slope and width at right-of-way line shall be shown.
 - h. The location and elevation of retaining walls and berms shall be shown.
 - i. The location and sizes of trees shall be shown.
 - j. The location and elevation of all storm water discharge points including those for the sump pump and for all downspouts.
 - k. The stamp or signature of a state-registered professional land surveyor or state-registered professional engineer shall be made including the date, license number, and license expiration date.
7. All lot areas, including parkway areas, shall be seeded or sodded in accordance with Chapter 17.20.040H of the Lemont, Illinois Municipal Code.
8. Trees shall be planted within the parkway in accordance with the approved species and installation guidelines of the Village Arborist and in accordance with any related requirements found elsewhere within this Building Code or the Lemont, Illinois Municipal Code.

9. All other required landscaping shall be installed.
10. Address numbers shall be affixed to the building.

15.00.120 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 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.

15.00.130 OFF-STREET PARKING

All off-street parking and loading facilities, including driveways and pavement, shall be constructed in accordance with all provisions contained in the Subdivision Regulations Ordinance and the Zoning Ordinance of the Village of Lemont, and such provisions are hereby incorporated into the Building Code of the Village of Lemont by reference, as if fully set forth herein.

15.00.140 NUMBERING OF BUILDINGS

- A. Required: All houses, buildings and structures within the Village shall be numbered in accordance with the regulations set forth by the Village.
- B. Duty to Affix, Visibility: It shall be the duty of the owner or occupant of every house, building, or structure in the Village to have placed thereon, so as to be clearly visible from the street, figures showing the number of the house, building,

or structure. The minimum height of letters and numbers shall be four inches (4”) for all structures, including one- and two-family residential structures, set on a visually contrasting background.

15.00.150 CONSTRUCTION HOURS

No construction, erection, excavation, or any other process of building whatsoever, shall be performed within the Village before the hour of seven o’clock (7:00) a.m. or after eight o’clock (8:00) p.m. Monday through Friday and before the hour of eight o’clock (8:00) a.m. or after the hour of seven o’clock (7:00) p.m. on Saturday and Sunday.

15.00.160 VIOLATION

Any person, firm or corporation violating any provision of this Chapter shall be fined not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

The fine assessed for the issuance of a violation resulting in the Stop Work Order must be paid in full prior to the rescinding of the Order. Any issue which caused the issuance of the Stop Work Order must be corrected, inspected and approved by a Building Official prior to paying the fines.

- A. Citations Authorized: Whenever the Building Official is authorized to issue a notice to a person or corporation of a violation of any section or provision of the Lemont Municipal Code (under Titles #8, 12, 13 and 15), the Lemont Building Code, and/or the Property Maintenance Code, such Building Official or his/her designee, may, after having given written warning, and, in lieu of the filing of a complaint in court, issue to such alleged violator a citation:
 - 1. Advising such person that he has violated a specified ordinance;
 - 2. Requesting him to make payment in an amount applicable to such violation as settlement of the violation claim, and;
 - 3. Informing him that upon failure to so settle, a complaint will be filed in the circuit Court of Cook County charging him with such violation.

- B. Settlement of citations - Amounts and Time:
 - 1. Pursuant to such citation, the person so accused of such violation may settle and compromise the violation claim in respect to such code violation by paying to the municipality the applicable amount, within a period to be specified in the citation, not more than ten days from the time the alleged offense was committed.

2. Such payment shall be made in accordance with the instructions contained in the aforesaid citation, at the Lemont Village Hall, 418 Main Street, Lemont, Illinois 60439, who shall issue a receipt for the money so received and promptly remit the amount to the Village Treasurer to be credited to the proper municipal fund.
- C. Failure to Make Settlement - Final Notice: In the event that the person to whom the citation is issued fails to settle and pay the violation within ten (10) days as specified in the citation, a final notice shall be mailed to him/her. When, in fact, the final notice has been mailed, the violation may then be settled and compromised by paying two times the violation amount within the time specified in the final notice.
 - D. Failure to Make Settlement - Complaint Issuance: In the event that the person to whom the citation is issued fails to settle and pay the violation claim within the time specified in the final notice (if one is mailed to him/her), then the Building Official is authorized to cause the citation (Notice to Appear "P" Ticket) to be served upon the alleged violator, and is authorized to file the same as a complaint in the Circuit Court of Cook County and prosecute the same. The Official, as an alternative, may file a formal complaint in the Circuit Court of Cook County in lieu of the citation.
 - E. Court Penalty - Settlement Before Court Date: In the event that payment is not made within the time prescribed in the final notice and the citation or a complaint is filed in the Circuit Court, payment of two times the violation amount will be accepted up to three working days prior to the assigned court date. Otherwise, payment of any fine, lien and costs shall be in such amounts as may be determined and established by the Circuit Court, but not to exceed the sum of seven hundred and fifty dollars (\$750.00) for any one violation.
 - F. Effect of Settlement - Restrictions: The payment of an amount as settlement, as set out in this chapter, will not excuse securing of and the payment of a license fee provided for in this code, or correction of the violation.

Chapter 15.02

PERMIT FEES

15.02.010 BUILDING FEES:

- A. New single family, duplex and townhouse building permit fees shall be as follows:

Building Permit and Inspection Fee.....\$0.25 per ft²
(basement and garage included)
Minimum Charge \$1,200.00

- B. Permit fees for the construction of new multi-family/non-residential buildings or additions to any existing buildings shall relate to the estimated construction value of the building. The estimated construction valuation will be determined by the latest Building Valuation Data Report as published in the Building Official and Code Administrators (BOCA) Magazine or similar periodical. The unit costs for the different construction types will be applied to the gross square footage of a building (including basements and garages) to determine the valuation of the building for all structural, electrical, plumbing, mechanical, interior finish, normal site preparation including excavation and backfill, overhead and profit. Plan review fees, architectural fees, cost of land and off site costs are not included.

Any Building Valuation submitted by permit applicant that exceeds the computed valuation will be utilized as the Building Valuation.

Permit fees for remodeling an existing building will be based on the estimated cost of the contractor doing the work. Permit fees for moving buildings will be based on complete value of the home after the move (excluding land).

Fee schedule for permit fees shall be:

BUILDING VALUATION/CONSTRUCTION COST

\$0.00 and up to	\$ 2,499.99.....	\$ 50.00
\$2,500.00 and up to	\$ 3,999.99.....	\$ 75.00
\$4,000.00 and up to	\$ 5,999.99.....	\$ 100.00
\$6,000.00 and up to	\$ 7,999.99.....	\$ 125.00
\$8,000.00 and up to	\$ 9,999.99.....	\$ 155.00
\$10,000.00 and up to	\$ 12,499.99.....	\$ 200.00
\$12,500.00 and up to	\$ 14,999.99.....	\$ 225.00
\$15,000.00 and up to	\$ 17,499.99.....	\$ 250.00
\$17,500.00 and up to	\$ 19,999.99.....	\$ 300.00
\$20,000.00 and up to	\$ 24,999.99.....	\$ 350.00

\$25,000.00 and up to \$ 29,999.99.....	\$ 400.00
\$30,000.00 and up to \$ 39,999.99.....	\$ 450.00
\$40,000.00 and up to \$ 49,999.99.....	\$ 550.00
\$50,000.00 and up to \$ 74,999.99.....	\$ 750.00
\$75,000.00 and up to \$ 99,999.99.....	\$ 925.00
\$100,000.00 and up to \$ 124,999.99.....	\$ 1,150.00
\$125,000.00 and up to \$ 149,999.99.....	\$ 1,375.00
\$150,000.00 and up to \$ 174,999.99.....	\$ 1,600.00
\$175,000.00 and up to \$ 200,000.00.....	\$ 1,800.00
\$200,000.00 and up to \$ 999,999.99.....	\$ 1,800.00 for first \$ 200,000.00 + \$7.50 for each additional \$1,000.00 (or fraction thereof) above \$200,000.00
\$1,000,000.00 and above	\$7,750.00 for first \$1,000,000.00 + \$6.25 for each additional \$1,000.00 (or fraction thereof) above \$1,000,000.00

15.02.020 PLAN REVIEW FEES:

- A. Outside Agency: Any and all plan reviews may be performed by a third party agency. All fees and charges related to the performance of this service shall be borne by the permittee. (Also see Section 15.02.120)
- B. In House: Plan review for new construction and multi-family construction, including additions will be assessed as follows:

Building (commercial and multi-family)

0 to 60,000 ft ³	\$ 325.00
60,001 to 80,000	\$ 400.00
80,001 to 100,000	\$ 510.00
100,001 to 150,000	\$ 585.00
150,001 to 200,000	\$ 665.00
Over 200,000 per 10,000 or fraction thereof	\$ 5.00

Mechanical.....	0.25 x Building Fee
Electrical	0.25 x Building Fee
Plumbing.....	0.25 x Building Fee

Single Family/Townhomes	\$ 375.00/dwelling unit
Additional reviews, in excess of 2	\$100.00 each
Remodeling/Additions	\$250.00

- C. A 20% fee (of the total “Outside Agency” fee) will be assessed for administrative processing fees. (Rev. 6-27-05) (Also see Section 15.02.120)

15.02.030 MISCELLANEOUS FEES:

Construction Trailer	\$ 100.00
Driveways	\$ 100.00
Lawn Sprinkler Systems - less than 75 heads.....	\$ 60.00
-Over 75 heads	\$30.00 each additional 50 heads or fraction thereof
Re-Roof (Residential Single Family Only).....	\$ 50.00
Sewer/Water Repair	\$ 85.00
Sheds (120 Sq. Ft. or less)	\$ 85.00
Signs (Permanent).....	\$1.25/sq. ft. - \$50.00 minimum
Additional fee for electrical connection	
Temporary Tents.....	\$ 80.00
Commercial Occupancy Permit	\$165.00

Permit fees for work not specifically listed above will be calculated on cost of construction as specified per Section 15.02.010.

15.02.040 PLUMBING FEES:

A. New Construction

New single family, duplex and townhouse buildings	\$ 325.00
---	-----------

Plumbing permit fees for new construction other than that listed above will be combined with the building permit fee as figured in Section 15.20.010.B of this chapter. This fee will be based on total construction costs and include all structural, electrical, plumbing, mechanical, interior and exterior finishes and normal site preparation.

B. Except as provided above, the permit fees for plumbing work shall be as indicated in the following schedule:

1. Three (3) fixtures or less	\$ 60.00
2. Each additional fixture or opening.....	\$ 6.00
(Items to be counted as fixtures include, without limitation: water closets, bidets, lavatories, bathtubs, hot water heaters, showers, kitchen sinks, utility sinks, drinking fountains, urinals, ejector pits, sump pits, floor drains, and dishwashing machines).	
3. Fire Sprinkler Systems:	
100 heads or less	\$ 180.00
Over 100 heads	+\$60.00/additional 100 heads or fraction thereof

- 4. Lawn Sprinkler Systems:
 - 75 sprinkler heads or less \$ 60.00
 - Over 75 sprinkler heads +\$30.00/additional 50 heads or fraction thereof

- 5. Water connection charges to connect to the Village water distribution system shall be as follows:
 - a. Single Family\$2,500.00/dwelling unit
 - b. Duplex, Town home, and Multi-Family\$2,500.00 per dwelling unit
 - c. Motels, Hotels, Institutional, Commercial and Industrial Buildings:

WATER SERVICE LINES

1"	\$ 2,500.00
1-1/4" up to and including 2"	\$ 3,000.00
2-1/2" up to and including 3"	\$ 4,500.00
4"	\$ 6,000.00
5"	\$ 7,500.00
6"	\$ 9,000.00
8"	\$ 10,500.00
10" or greater	\$12,000.00

- d. Connection charges shall not be applicable to any current water customer who may be connected to a water service line rather than directly to the Village water system.

- e. Water connection charges for any hotel, motels, institutional, commercial or industrial building shall be waived if all the following conditions apply:
 - i. The water connection charge is *solely* related to an upgraded service connection required for the installation of a fire sprinkler system.
 - ii. The building or structure was constructed prior to January 1, 1998
 - iii. A water service connection existed prior to January 1, 1998

- 6. Water Meters:
 - a. All meters Cost plus installation
 - b. Handling Fee \$120.00

7. Sewer connection charges (connect to Village sanitary sewer system):
- a. Single Family\$2,500.00/unit
 - b. Duplex, Town home, Multi-Family\$2,500.00/unit
 - c. Motels and Hotels \$1,000.00/room
 - d. Institutional, Commercial and Industrial Buildings to be based on size of water service lines and its population equivalents (PE).
Connection charges shall be as follows:

SEWER SERVICE LINES

1"	\$2,500.00
1-1/4" up to and including 2"	\$4,320.00
2-1/2" up to and including 3"	\$6,480.00
4" and over	\$9,000.00 + \$240.00 x PE

- e. Connection charges shall not be applicable to any current sewer customer who may be connected to a sewer service line rather than directly to the Village sanitary sewer system.

15.02.050 MECHANICAL FEE SCHEDULE:

- A. Mechanical permit fees for new construction will be combined with the building permit fee. This fee will be based on total construction costs and include all structural, electrical, plumbing, mechanical, interior and exterior finishes and normal site preparation.
- B. Except as provided above, the permit fees for all mechanical work shall be as indicated in the following schedule:

\$0.00 and up to \$15,000.00.....	\$50.00
\$15,001.00 and over.....	\$50.00 + \$50.00/\$5,000.00 or fraction thereof

15.02.060 ELECTRICAL FEES:

- A. New Construction

New single family, duplex and townhouse buildings \$325.00
 Electrical permit fees for new construction other than that listed above will be combined with the building permit fee as figured in Section 15.02.010.B of this chapter. This fee will be based on total construction costs and include all structural, electrical, plumbing, mechanical, interior and exterior finishes and normal site preparation.

B. Except as provided above, the permit fees for all electrical work shall be as indicated in the following schedule:

1. Installations or alterations of electrical services:
0 to 200 ampere, 3 or 4 wire \$50.00
201 to 1,000 ampere, 3 or 4 wire \$75.00

Fees for services in excess of 1,000 amperes shall be computed on the basis of the rating of the service disconnects installed, prorated according to the schedule above.

2. New fixtures, sockets, or receptacles \$10.00/circuit
3. Minimum permit fee \$50.00
4. For each motor or current-consuming device other than lighting fixtures:
One motor or current-consuming device \$ 10.00
Each additional motor or current device \$ 5.00
5. Signs..... \$ 1.25/sq. ft. - minimum \$50.00

Free standing signs requiring a separate service shall require an additional service permit based on the fee schedule above.

15.02.070 GRADING FEES:

- A. A grading review fee of seven hundred fifty dollars (\$750.00) shall be paid to the Village at the time the building permit is issued for single family and townhouse construction. Additional reviews will be assessed at a rate of \$100.00 per additional review.

15.02.75 SITE DEVELOPMENT FEES:

- A. Site development permit and inspection fees shall be in the amount established in the annual fee ordinance (Ordinance No. 0-54-14, effective 11-24-14).

15.02.80 REINSPECTION FEES:

- A. Whenever a reinspection is required due to incorrect, incomplete or inaccurate information or construction, an additional fee of \$85.00 for the first reinspection and \$110.00 for all subsequent reinspections will be charged. This fee shall be payable prior to the issuance of a certificate of occupancy.

15.02.090 LATE FEES:

- A. When construction has been started prior to the issuance of a permit for a new building construction (i.e.; single family residence, town home, condominium, multi-family structure, or new commercial construction), the normal permit fee as required by this ordinance shall be increased by the amount of \$1,000.00.
- B. When construction has been started prior to the issuance of a permit for other construction (i.e.; shed, deck, fence, pool, etc.), the normal miscellaneous fee as required by this ordinance shall be increased by the amount of \$50.00.

15.02.100 REFUNDS:

If a permit is revoked or canceled prior to commencement of construction, the building permit and inspection fee shall be refunded; less any costs incurred by the Village (i.e., plan reviews and/or engineering reviews, etc.). Otherwise, no other refunds will be made.

15.02.110 FEE REDUCTION FOR NOT-FOR-PROFIT CORPORATIONS:

- A. Not-for-profit corporations or associations shall not be required to pay the first five hundred dollars (\$500.00) and one-half of the fee in excess of five hundred dollars for charges for zoning relief and building permit fees. The fee reduction shall not apply to reimbursable expenses, consultant fees, water/sewer tap-on fees or other out-of-pocket expenses.

15.02.120 OTHER FEES:

- A. Outside Agency Inspection Fees.
 - 1. Any and all fees for review and inspections performed by a third party agency incurred during the development and/or construction process shall be borne by the permittee.
 - 2. A twenty percent (20%) fee of the total Outside Agency Review and Inspection Fee will be assessed for administrative processing fees.

Chapter 15.04

INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY BUILDING CODE

15.04.010 INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY BUILDING 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 a certain code known as the *INTERNATIONAL BUILDING CODE/2006* including Appendix Chapters B and F-J inclusive, as published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.04.020 AMENDMENTS TO CODE:

- A. The following additions, insertions, deletions and changes are hereby made to the above-adopted International Building Code:

Section 101.1 Title. Delete in its entirety.

Section 101.4.1 Electrical. Delete in its entirety, and in lieu of, add the following new Section 101.4.1:

Section 101.4.1 Electrical. The provisions of the 2005 National Electrical Code as adopted and amended by the Village of Lemont shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. References to the ICC Electrical Code within this or any other code adopted by the Village of Lemont shall be deleted, and the words, “2005 National Electrical Code, as adopted and amended herein” shall be added in its place.

Section 101.4.4 Plumbing. Delete in its entirety, and in lieu of, add the following new Section 101.4.4:

Section 101.4.4 Plumbing. The provisions of the 2004 Illinois Plumbing Code as adopted and amended by the Village of Lemont shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems. References to the

International Plumbing Code within this or any other code adopted by the Village of Lemont, other than references to required drainage systems for flat roofs (See the 2006 International Plumbing Code Sections 1102.6 and 1105.), shall be deleted, and the words, “2004 Illinois Plumbing Code, as adopted and amended herein” shall be added in its place.

Section 101.4.8 Zoning. Add new Section 101.4.8 as follows:

Section 101.4.8 Zoning. The restrictions of the Zoning Ordinance of the Village of Lemont and all amendments thereto, shall not be deemed to be modified by any provisions of this Code; and such restrictions shall be controlling except insofar as this Code imposes greater restrictions by reason of the type of construction used, in which case the provisions of this code shall control.

Section 102.4 Referenced codes and standards. Revise the last sentence as follows:

Where differences occur between provisions of this code and referenced codes and standards, the *most restrictive* provisions shall apply.

Section 105.2 Work exempt from permit. Delete in its entirety.

Section 110.2 Certificate issued. Delete in its entirety, and in lieu of, add the following new Section 110.2:

Section 110.2 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.

Section 112.3 Qualifications. Delete in its entirety.

306.3 Factory Industrial F-2 Low-hazard Occupancy. Add to the end of the section the following:

All factory industrial uses and occupancies identified as Group F-2 are hereby amended and reclassified as Group F-1. The requirements of this Code for Group F-1 shall apply to all factory industrial uses and occupancies.

Section 311.3 Low-hazard Storage, Group S-2. Add to the end of the section the following:

All storage uses and occupancies identified as Group S-2 are hereby amended and reclassified as Group S-1. The requirements of this Code for Group S-1 shall apply to all storage uses and occupancies.

Section 507.2 Nonsprinklered, one story. Delete in its entirety.

Section 507.4 Two story. Delete in its entirety.

Section 708.1 General. Delete item No. 3 in its entirety and in lieu of, add the following new item No. 3:

3. Walls separating tenant spaces.

Section 708.3 Fire-resistance rating. Delete Exception 2 in its entirety and in lieu of, add the following new Exception 2:

2. Walls separating tenant spaces in unlimited area buildings shall have a fire-resistance rating of not less than two (2) hours.

Section 720 Prescriptive Fire Resistance Delete in its entirety, except when permitted in writing by the Building Official.

Section 721 Calculated Fire Resistance Delete in its entirety, except when permitted in writing by the Building Official.

Section 903.2.1.1 Group A-1. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group A-1 fire area exceeds three thousand (3,000) square feet.

Section 903.2.1.2 Group A-2. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group A-2 fire area exceeds three thousand (3,000) square feet.

Section 903.2.1.3 Group A-3. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group A-3 fire area exceeds three thousand (3,000) square feet.

Section 903.2.1.4 Group A-4. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group A-4 fire area exceeds three thousand (3,000) square feet.

Section 903.2.1.6 Group B. Add new Section 903.2.1.6 as follows:

Section 903.2.1.6 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy of three thousand (3,000) square feet or greater.

Section 903.2.2 Group E. Delete in its entirety, and in lieu of, add the following new Section 903.2.2:

Section 903.2.2 Group E. An automatic sprinkler system shall be provided for buildings with Group E occupancies as follows:

1. The Group E fire area exceeds three thousand (3,000) square feet.
2. Throughout every portion of educational buildings below the level of exit discharge.

Section 903.2.3 Group F-1. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group F fire area exceeds three thousand (3,000) square feet.

Section 903.2.6 Group M. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group M fire area exceeds three thousand (3,000) square feet.

Section 903.2.8 Group S-1. Delete item No. 1 in its entirety, and in lieu of, add the following new item No. 1:

1. The Group S fire area exceeds three thousand (3,000) square feet.

Section 903.2.8.1 Repair garages. Delete in its entirety, and in lieu of, add the following new Section 903.2.8.1:

Section 903.2.8.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings containing a repair garage occupancy of three thousand (3,000) square feet or greater.

Section 903.2.9 Group S-2. Delete in its entirety, and in lieu of, add the following new Section 903.2.9:

Section 903.2.9 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy of three thousand (3,000) square feet or greater including commercial parking garages.

Section 903.2.9.1 Commercial parking garages. Delete in its entirety.

Section 1020.1 Enclosures required. Delete Exception 9 in its entirety.

Chapter 27 Electrical. Delete in its entirety.

Chapter 29 Plumbing Systems. Delete in its entirety.

Chapter 34 Existing Structures.

Section 3406.1 Conformance. Add the following to the end of the section:

Exception: This section shall not require the retrofitting or installation of an Automatic Sprinkler System as defined by this Code and the Industrial, Commercial and Multi-Family Fire Code (International Fire Code) as adopted, for any structure located in Historic District No. 1 as defined by Section 17-16-020 and Map 17-16-01 of the Lemont, Illinois Municipal Code.

Appendix C Group U – Agricultural Buildings. Adopt in its entirety.

Appendix F Rodentproofing. Adopt in its entirety.

Appendix G Flood-resistant Construction. Adopt in its entirety.

Appendix I Patio Covers. Adopt in its entirety.

- B. Tenant Separation: Minimum required fire rating for tenant separation walls is a one (1) hour fire partition. In unlimited area buildings, tenant spaces shall be separated by a minimum of a two (2) hour fire partition.

Use Group Separation: Use Group B areas greater than three hundred (300) square feet shall be separated from Use Groups F and S with a fire barrier having a minimum fire resistance rating of one (1) hour.

- C. Means-of-Egress: All buildings, and all occupied floors, rooms or spaces with an occupant load of twenty (20) or more persons or floor areas over two thousand (2,000) square feet are required to have a minimum of two (2) separate means of egress. Said means of egress shall meet the requirements of remoteness in accordance with Section 1015.2, and all such means of egress doors shall swing in the direction of egress.

Exception: In retail buildings, at the discretion of the Building Official, a single exit may be allowed if the occupant load is less than twenty (20), and there are practical difficulties in providing a second exit.

Mezzanines: Two (2) means of egress are required from all mezzanines over two

thousand (2,000) square feet. A minimum of one (1) means of egress must discharge to the outside or to a rated exit corridor. Said means of egress shall meet the requirements of remoteness in accordance with Section 1015.2, and all such means of egress doors shall swing in the direction of egress.

- D. The following additional requirements apply to structures of Use Group R-2:
1. Firewall assemblies shall have a minimum of a two (2) hour rating. Firewall assemblies may be used to separate up to a maximum of three (3) buildings.
 2. Dwelling units shall have a minimum fire separation of one (1) hour.
 3. Building storage rooms and attached parking garages shall have a minimum fire separation of two (2) hours.
- E. The following additional requirements apply to unlimited area buildings:
1. Office spaces two thousand (2,000) square feet and larger in buildings of Use Group S and F shall be separated from the warehouse area with a fire barrier having a minimum fire resistance rating of one (1) hour.
 2. Tenant spaces shall be separated with fire barriers having a minimum fire resistance rating of two (2) hours.
 3. Perimeter doors shall be installed in all new unlimited area buildings at intervals not to exceed one hundred and fifty feet (150'). Alternate methods for positive smoke ventilation and fire department entry shall be subject to the approval of the Building Official.
- F. The following additional requirements apply to buildings of Type 3 and Type 5 construction:
1. Wooden structural support columns for balconies shall be no less than six inch by six inch (6" x 6") nominal lumber when over six feet (6') in height.
 2. Open frame wood trusses used in floor construction must be sheathed on the underside and shall be divided into areas no greater than five hundred (500) square feet by draftstopping parallel to the main framing members. Draftstopping materials shall not be less than one-half inch (1/2") gypsum board, three-eighths inch (3/8") plywood or other approved materials adequately supported.
 3. Each new stair, platform, and landing used in buildings three (3) or more stories in height shall be of non-combustible materials throughout.
- G. All footings, post holes, trench foundations, etc., including those for fence and

dumpster enclosure support posts, shall be installed to a minimum depth of forty-two inches (42") below grade.

- H. Exterior Facade Requirements: In other than single-family or townhouse residential structures, the exterior facade for new construction must consist solely of face brick, stone, split face masonry, stucco, exterior insulation finishing system (EIFS), cement board siding or other approved composite system. The use of metal exterior panels as a facade material is hereby prohibited unless approved in advance by the Village Board of Trustees.

Chapter 15.06

SINGLE-FAMILY BUILDING CODE

15.06.010 SINGLE-FAMILY BUILDING 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, 2006*, including Appendix Chapters A through K, M and O inclusive, as published by the International Code Council, Inc. Together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.06.020 AMENDMENTS TO CODE:

The following additions, insertions, deletions and changes are hereby made to the above adopted one and two family dwelling code:

Section R101.1 Title. Delete in its entirety.

Section R102 Applicability. Add the following new Section R102.8:

Section R102.8 Electrical. The provisions of the 2005 National Electrical Code as adopted and amended by the Village of Lemont shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. References to the ICC Electrical Code within this or any other code adopted by the Village of Lemont shall be deleted, and the words, “2005 National Electrical Code, as adopted and amended herein” shall be added in its place.

Section R102 Applicability. Add the following new Section R102.9:

Section R102.9 Plumbing. The provisions of the 2004 Illinois Plumbing Code as adopted and amended by the Village of Lemont shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems. References to the International Plumbing Code within this or any other code adopted by the Village of Lemont, other than references to required drainage systems for flat roofs (See the 2006 International Plumbing Code Sections 1102.6 and

1105.), shall be deleted, and the words, “2004 Illinois Plumbing Code, as adopted and amended herein” shall be added in its place.

Section R105.2 Work exempt from permit. Delete in its entirety.

Section R106.3.1 Delete the first sentence in its entirety and in lieu thereof substitute the following new sentence:

When the building official issues a permit, the construction documents shall be approved in writing or by a stamp.

Section R109.1.5 Other Inspections. Amend by adding the following new Sections R109.1.5.3, R109.1.5.4 and R109.1.5.5:

Section R109.1.5.3 Building paper/flashing inspection. Inspection of the building paper and all required roof, door and window flashing and taping upon the exterior walls shall be scheduled and performed after the complete installation of these items and prior to the commencement of any wall covering or veneer installations.

Section R109.1.5.4 Deck and balcony framing inspection. Inspection of the framing members for all decks, balconies or similar structures shall be scheduled and performed after the complete installation of the structural framing and prior to the commencement of any decking or flooring installations.

Section R109.1.5.5 Roof underlayment, ice barrier and flashing inspection. Inspection of the roof underlayment, ice barrier and flashing shall be scheduled and performed after the complete installation of these items and prior to the commencement of any shingle or other roof covering installations.

Section R109.1.6 Final inspection. Delete in its entirety and in lieu thereof substitute the following new Section R109.1.6:

Section R109.1.6 Final inspection. Final inspection shall be requested within 30 days after the permitted work has been completed and prior to any occupancy.

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 safety, the building official shall issue a certificate of occupancy.

Section R112.3 Qualifications. Delete in its entirety.

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**

ROOF SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS
			Weathering	Frost Line Depth	Termite	Decay		
30	90	C	Severe	42"	Moderate to Heavy	Slight to Moderate	-2	Cook County Nov. 6, 2002

Section R303.1 Habitable rooms. Amend by adding the following new Section R303.1.1:

Section R303.1.1 Basements. All basements shall be provided with an aggregate glazing and ventilation area of not less than one (1) percent of the gross floor area.

Section R303.3 Bathrooms. Amend by adding the following new section:

Section R303.3.1 Basement rough-ins. When a bathroom, water closet compartment and other similar rooms are roughed in but not completed, provisions for mechanical exhaust must also be roughed in.

Section R303.8 Required heating. Amend by adding the following new section:

Section R303.8.1 Closets. All closets with an area greater than thirty-six square feet (36 sq. ft.) and having at least two exterior walls shall be provided with heating as required above.

Section R304 Minimum room areas. Amend by adding the following new Section R304.5:

Section R304.5 Total minimum area. No single-family attached or detached residential dwelling shall be erected, converted or reconstructed unless all habitable rooms of each separate dwelling unit (exclusive of attics, basements, utility and garage areas) are a total of 900 square feet or greater.

Section R309.1 Opening protection: Delete in its entirety and in lieu thereof substitute the following new Section 309.1:

Section R309.1 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 three-quarter (3/4) hour fire rated door.

Section R309.2 Separation required. Delete in its entirety and in lieu thereof substitute the following new Section 309.2:

Section R309.2 Separation required. The garage shall be separated from the residence and its attic area by means of a minimum five-eighths inch (5/8") one (1) hour gypsum board applied to all walls, ceilings and support columns of the garage. Electrical outlet boxes on opposite sides of the wall shall be separated by a minimum of one stud space.

Section R309.3 Floor surface. Amend by adding the following new Section R309.3.1:

Section R309.3.1 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.

Section R310 Emergency escape or rescue openings. Amend Section 310.1 Emergency Escape Required by adding the following sentence to the end of the paragraph:

Rooms such as studies, dens, libraries, etc., which contain closets and/or bathrooms shall be classified as a sleeping room and require emergency escape as indicated above.

Section R310.2 Window wells. Amend by adding the following sentence to the end of the first paragraph:

All window wells serving an emergency escape or rescue window shall be of rectangular shape.

Section R311.4.1 Exit door required. Delete in its entirety and in lieu thereof substitute the following new Section 311.4.1:

Section R311.4.1 Exit doors required. Not less than two exit doors conforming to this section shall be provided for each dwelling unit. The required exit doors shall provide for direct access from the habitable portions of the dwelling unit to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

Section R311.4.2 Door type and size. Delete in its entirety and in lieu thereof substitute the following new Section 311.4.2:

Section R311.4.2 Door type and size. The required exit doors shall be side-hinged doors of not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height, except that, for other than the main/front exit door, the second required exit door may be a sliding door with an operable panel of not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Other doors shall not be required to comply with these minimum dimensions.

Section R311.4.3 Landings at doors. Delete Exception 1 in its entirety.

Section R312.1 Guards. Delete in its entirety and in lieu thereof substitute the following new Section 312.1:

Section R312.1 Guards: Porches, balconies ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards of not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have hand/guardrails not less than 34 inches (864 mm) and not greater than 38 inches (965 mm) in height measured vertically from the nosing of the treads. (On this type of stair the guardrail and handrail may be considered one if the guardrail meets the requirements of a handrail.)

Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

Section R312 Guards. Amend by adding the following new Section R312.3.

R312.3 Ladder affect. Required guards shall not have horizontal members which create a “ladder affect”.

Section R313.1 Smoke detection and notification. Amend by adding the following sentence to the end of the section:

Rooms such as studies, dens, libraries, etc., which contain closets and/or bathrooms shall be classified as a sleeping room, and shall comply with the requirements for smoke and carbon monoxide detection as required herein and by the State of Illinois.

Section R316 Insulation. Amend by adding the following new Section 316.6:

Section R316.6 Rafter vent channel. A vent channel shall be provided in

each rafter bay of a cathedral ceiling. Continuous venting is required at the ridge or between rafter bays.

Section R317.1 Two-family dwellings. Delete in its entirety and in lieu thereof substitute the following new Section 317.1:

Section R317.1 Two-family dwellings. Dwelling units in two-family dwelling conversions from single family dwelling shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. Dwelling units in new two-family dwellings shall be separated in accordance with Section R317.2.

Section R317.2 Townhouses. Delete in its entirety and in lieu thereof substitute the following new Section R317.2:

Section R317.2 Townhouses. Townhouses shall be vertically separated by a U.L. listed self-supporting, structurally independent masonry wall with a minimum fire-resistance rating of not less than 2-hours. Where the exception of Section R317.2.2(2) is chosen, the joint system shall be sealed at the top of the wall with an approved U.L. listed, 2-hour rated joint sealant system. In addition, said masonry separation wall shall be void of any membrane penetrations or through penetrations. If townhouses are stacked one above the other, they shall be horizontally separated by a U.L. listed pre-cast concrete floor/ceiling assembly with a minimum fire-resistance rating of no less than 2-hours. Exterior soffits, mansard roofs and other similar features shall be firestopped in line with, and as an extension of, the required dwelling unit separation wall with construction having a minimum fire resistance rating of 2-hours.

Exception: The requirement of a structurally independent masonry wall shall not be required for any approved subdivision currently under construction where building plans have been approved for the followings subdivisions: Limestone Development, Singer Landing, Ashbury Woods Phase III and Woodglen Subdivision.

Section R317.2.4 Structural independence. Delete in its entirety and in lieu thereof substitute the following new Section R317.2.4:

Section R317.2.4 Structural independence. Each individual townhouse shall be structurally independent, and no structural member, other than the 2-hour rated floor/ceiling assembly identified in Section R317.2, shall bear directly upon/within the required 2-hour masonry dwelling unit separation wall.

Exceptions:

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit may fasten to the common 2-hour separation wall.
3. Nonstructural wall coverings.
4. Flashing at termination of roof covering over common 2-hour separation wall.

Section R321.1 Premises identification. Delete in its entirety and in lieu thereof substitute the following new Section R321.1:

Section R321.1 Street numbers. Each structure to which a street number is assigned shall have such number displayed in a position easily observed and readable from the public way. All numbers shall be in Arabic numerals at least four inches (4") high and ½ inch stroke.

Section R401.4 Soil Tests. Delete in its entirety and in lieu thereof substitute the following new Section R401.4:

Section R401.4 Soil Tests. A soil test shall be submitted for every new single and multi family dwelling at time of permit application submittal. This test shall be made by an approved agency using an approved method.

Section R403.1 General. Add the following sentence to the end of the section:

Sheds, cabanas, storage buildings, detached garages or other similar structures with an area greater than 120 square feet but no greater than 576 square feet shall be supported by frost-proof foundations or grade beam constructed floating slab.

Section R403.1.1 Minimum size. Amend by adding the following new Sections R403.1.1.1 and R403.1.1.2:

Section R403.1.1.1 Grade beam constructed floating slab. Grade beam construction for detached accessory structures shall consist of a four inch (4") concrete floor on a minimum four inches (4") of crushed stone, sand and gravel poured monolithically with a minimum twelve inches (12") thickened outer edge a width of twenty inches (20") around perimeter of building, said twenty inch (20") grade beam to be of equal depth on undisturbed soil.

Section R403.1.1.2 Where permitted. Grade beam type construction is permitted for detached residential accessory structures not exceeding six hundred sixty square feet (660 sq. ft.) and/or where no one dimension exceeds thirty feet (30').

Table R404.1(1) Top Reactions and Prescriptive Support for Foundation Walls, Table R404.1(2) Maximum Plate Anchor-bolt Spacing for Supported Foundation Wall, Table R404.1(3) Maximum Aspect Ratio l/w for Unbalanced Foundations. Delete tables without substitution: (RB 149-06/07). Requirements for sill plate fastening shall be in accordance with Section 403.1.6.

Section R404.1.8 Rubble stone masonry. Delete in its entirety.

Section R404 Foundation walls. Amend by adding the following new Section R404.1.9:

Section R404.1.9 Anchorage for foundation walls and slabs. Where approved wing walls or frost proof foundations do not exist, provide dowel bar anchorage for porch and terrace slabs, concrete or masonry steps and area walls, which adjoin foundation walls. For the anchorage of basement-less portions of structures such as attached garages and crawl spaces, embed with four (4) on-half inch (1/2") round, four foot (4') long hooked bars halfway into main wall, two (2) near top and two (2) near bottom of attached wall. Epoxy into place if holes are oversized.

Section R404.1.7 Backfill placement. Delete in its entirety and in lieu thereof substitute the following new Section R404.1.7:

Section R404.1.7 Backfill placement. Backfill shall not be placed against the wall until the wall has cured for no less than seven days and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill. Said bracing shall be designed by the architect of record and said design shall be placed upon the building plans submitted for permit.

Section 404.2 Wood foundation walls. Delete in its entirety.

Section R405.1 Concrete or masonry foundations. Delete the Exception in its entirety.

Section R405.1 Concrete or masonry foundations. Amend by adding the following new Section R405.1.1:

Section R405.1.1 Footing drain tile.

1. Required on the outside of basement and crawl space footings. Inside locations shall be permitted only in addition to the required outside location or only upon approval of the Building Official. Minimum diameter shall be four inches (4").

2. Provide drains in all below grade stair landings and window wells. Connect drains to footing drain tile with approved “T” fittings.
3. Connect with tight-joint glazed tile or approved equal to storm sewer, sump pump, dry well or other approved outlet.
4. Sump pumps must discharge a minimum of five feet (5') from the foundation walls. Discharge must conform to the approved grading plan and in no case shall be extended closer than three feet (3') from the rear or side property line. Sump pumps may not discharge to the front yard or exterior side yard unless specifically approved by the Village Engineer.

Section R407 Columns. Amend by adding the following new Section R407.4:

Section R407.4 Porches and terraces. Wooden post support for porches and decks constructed six feet (6') or more above grade 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 treated wood.

Section R408 Under floor space. Amend by adding the following new Section R408.8:

Section R408.8 Crawl spaces. In crawl spaces, the soil shall be leveled and covered with a minimum of two-inch (2") screed coat of concrete over a minimum of 3" of gravel and an approved vapor barrier. Crawl spaces shall be ground level at least twenty-four inches (24") below bottom of floor joists and girders. Ground under dwelling is to be approximately level.

Section R502.2.2 Decks. Amend by adding the following new Sections R502.2.2.1, R502.2.2.2, R502.2.2.3, R502.2.2.4 and R502.2.2.5:

Section R502.2.2.1 Ledger boards. Ledger boards shall be attached to the rim joist or other wooden structural framing member of the house with minimum ½" diameter carriage bolts. (Minimum ½" lag bolts may be used in existing construction where the rim joist has been enclosed by the interior construction.) Said bolts shall be installed no more than sixteen (16) inches on center in an alternating top to bottom or “stitch bolt” pattern, and at least one bolt shall be located within 4" of each end or splice.

Section R502.2.2.2 Post holes. Post holes shall be minimum twelve (12) inches in diameter and no less than forty-two (42) inches in depth.

Section R502.2.2.3 Posts. All wood posts supporting decks having an elevation greater than sixty (60) inches above grade shall be no less than 6" x 6" in size.

Section R502.2.2.4 Stairs, handrails and guardrails. All stairs, handrails and guardrails shall be designed in accordance with the applicable requirements listed in Chapter 3.

Section R502.2.2.5 Submittal documents. Construction documents and specifications shall be submitted with each application for a permit. Said documents shall be drawn upon suitable material, shall be scaled and dimensioned and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, including specific details on all structural members, decking guardrails, handrails, stairs (including treads and risers), post holes, brackets, connectors, hangers, fasteners, etc. 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. All construction documents for decks with a total area greater than 200 square feet or a height of more than 8'-0" above grade shall be designed, signed and sealed by an Illinois Licensed Architect of Structural Engineer.

Section R502.4 Joists under bearing partitions. Amend by adding the following new Sections R502.4.1 and R502.4.2:

Section R502.4.1 Joists under non-bearing partitions. Provide double joists under all parallel partitions. Double joists, which are separated to permit the installation of piping or vents, shall be blocked and spaced not more than 4 feet (4') on center.

Section R502.4.2 Other double joists. Provide double joists supporting hot water heaters, washing machines, bathtubs or other special loading conditions as determined by the Building Official.

Section R502.12 Draftstopping required. Amend by adding the following new Section R502.12.2:

Section R502.12.2: Open frame wood trusses used in floor construction must be sheathed on the underside utilizing those materials specified in Section R502.12.1.

Section R801.3 Roof drainage. Delete in its entirety and add the following new Section R801.3.1:

Section R801.3.1 Roof drainage. All structures over one hundred fifty square feet (150 sq. ft.) In area shall be provided with gutters and

downspouts unless the Building Official specifically permits omission. Gutters and downspouts must discharge a minimum of five (5') feet away from the building in accordance with the approved grading plans or to an approved drainage system. Said discharge shall not be located within three (3') feet of any lot line.

Section R905.2.7.1 Ice barrier. Delete in its entirety and add the following new Section R905.2.7.1:

Section R905.2.7.1 Ice barrier. An ice barrier that consists of a self-adhering polymer modified bitumen sheet shall be used in lieu of the normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

Section R1004 Factory-built fireplaces. Amend by adding the following new Section R1004.5:

Section R1004.5 Fireplace and chimney enclosures. All exposed exterior chimney sections shall be enclosed in a chimney chase which provides for proper clearances per manufacturers requirements and is constructed of masonry or approved materials consistent with the construction of the existing structure. The interior walls of the fireplace enclosure and chimney shall be insulated with materials consistent with that required for exterior walls and shall be fully sheathed with minimum ½ inch gypsum board at all points below the roof line.

Section N1101.1 Scope. Delete in its entirety and in lieu thereof substitute the following new Section N1101.1:

Section N1101.1 Scope. This chapter shall be used for reference only. The International Energy Conservation Code, as adopted and amended herein, shall regulate the energy efficiency for the design and construction of buildings regulated by this code.

Section N1101.2 Compliance. Delete in its entirety and in lieu thereof substitute the following new Section N1101.2:

Section N1101.2 Compliance. Compliance with the International Energy Conservation Code shall be demonstrated by the submittal of REScheck Compliance Certificates, which are completed and signed by the designer of record for that building.

Section M 1601.1.1 Above-ground duct systems. Delete item no. 7 in its entirety and in lieu thereof substitute the following new item no. 7:

7. On all residential developments, flexible metallic air ducts shall only be used where practical difficulties are encountered subject to review and approval by the Building Official prior to installation.

Section G2414.11 (403.11): Plastic piping, joints and fittings. Amend by adding the following new Section G2413.11.1:

Section G2414.11.1 Interior installations. Plastic piping shall not be allowed for interior installations.

Section G2445 (621) Unvented room heaters. Delete Sections G2445.2, G2445.3, G2445.4, G2445.5, G2445.6, G2445.7 and G2445.7.1 in their entirety, and add the following new Section G2445.1 (621.1):

Section G2445.1 (621.1) General: Unvented appliances, including room heaters and fireplaces shall not be permitted in any dwelling unit.

Part VII – Plumbing. Delete in its entirety.

Part VIII – Electrical. Delete in its entirety.

Appendix G, Section AG102.1 General. Delete the definition for SWIMMING POOL in its entirety and in lieu thereof substitute the following new definition for SWIMMING POOL:

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas, whether portable, inflatable, nonpermanent or otherwise.

Appendix G, Section AG105.2 Outdoor swimming pool. Amend by adding the following new section:

11. All outdoor swimming pools as defined by this section shall, in addition to the barrier requirements herein contained require the installation of a free standing non-climbable fence not less than 5 feet in height.

EXCEPTION: A fence not less than 2 feet in height affixed along the top of the pool edge with a minimum total height (pool structure and fence) of not less than 5 feet may be substituted in lieu of that required above.

Appendix G, Section AG105.5 Barrier exceptions. Add the following section:

Any residential in ground swimming pool having a safety cover installed that complies with ASTM F 1346, as listed in Section AG107, shall be exempt from AG105.2 (11) in as much as a 48" barrier shall be permitted. (As opposed to the current requirement of a 60" barrier.)

Chapter 15.08

PROPERTY MAINTENANCE CODE

15.08.010 PROPERTY MAINTENANCE CODE ADOPTED:

There is hereby adopted by reference, as if fully set out herein, that certain code known as the *INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006*, as published by the International Code Council, Inc. together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.08.020 AMENDMENTS TO CODE:

The following additions, insertions, deletions and changes are hereby made to the International Property Maintenance Code:

Section 101.1 Title. Delete in its entirety.

Section 102.3 Application of other codes. Delete in its entirety and in lieu thereof substitute the following new Section 102.3:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the adopted codes of the Village of Lemont as amended herein. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Zoning Ordinance of the Village of Lemont.

Section 103.5 Fees. Delete in its entirety.

Section 106.1 Unlawful acts. Delete in its entirety and in lieu thereof substitute the following new Section 106.1:

Section 106.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to be in conflict with or in violation of any of the provisions of this code. As such, it shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any premises, property, structure or equipment regulated by this Article, or cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this Article, or to fail to obey a lawful order of the Code Official, or to remove or deface a placard or notice posted under the provisions of this Article.

Section 110.1 General. Delete in its entirety and in lieu thereof substitute the following new Section 110.1:

Section 110.1 General. The Code Official shall order the owner of any premises upon which is located any structure, which in the Code Official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, to repair and make safe and sanitary or to raze and remove at the owner's option, or where there has been a cessation of normal construction of any structure for a period of more than two years, to complete such construction or raze and remove such structure.

In the order, the Code Official shall set a time within which said demolition, repair or completion of construction shall take place.

Section 110.3 Failure to comply. Delete in its entirety and in lieu thereof substitute the following new Section 100.3:

Section 110.3 Failure to comply. If the owner of a premises fails to comply with the order called for in Section 110.1, the Code Official shall apply to the Circuit Court, for an order directing the owner to demolish the structure or, in the alternative, allowing the Village of Lemont to demolish the structure and tax the costs of said demolition against the owner.

SECTION 111 MEANS OF APPEAL Delete in its entirety and in lieu thereof substitute the following new Section 111:

SECTION 111 MEANS OF APPEAL

Section 111.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be, and is hereby created, a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

Section 111.2 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have a right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served.

Section 111.3 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or rules legally adopted thereunder have been incorrectly interpreted or the provisions of

this code do not fully apply. The board shall have no authority to waive requirements of this code.

Section 302.2 Grading and drainage. Delete in its entirety and in lieu thereof substitute the following new Section 302.2:

Section 302.2 Grading and drainage. All premises, regardless of size, shall be graded, stabilized and maintained to prevent the erosion of soil, and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Stabilization methods shall be by grass seed or sod.

Exception: Approved retention areas and reservoirs.

Section 302.8 Motor vehicles. Delete in its entirety.

Section 302.4 Weeds. Delete the first sentence in its entirety and in lieu thereof substitute the following new sentence:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches.

Section 303.2 Enclosures. Delete the first sentence in its entirety and in lieu thereof substitute the following new sentence:

Private swimming pools, hot tubs and spas, containing water more than twenty-four (24) inches in depth shall be completely surrounded by a fence or barrier at least sixty (60) inches in height above the finished ground level measured on the side of the barrier away from the pool.

Section 303.2 Enclosures. Delete the Exception in its entirety and in lieu thereof substitute the following new Exception:

Exception: Any residential in ground swimming pool having a safety cover installed that complies with ASTM F 1346 shall be permitted to install a 48" barrier in lieu of the required 60" barrier.

Section 304.14 Insect screens. Insert: March 20, December 21.

Section 307.3.1 Garbage facilities. Delete the following wording:

“An approved incinerator unit in the structure available to the occupants in each dwelling unit;”

SECTION 307 RUBBISH AND GABAGE Amend by adding the following new Section 307.4:

Section 307.4 Location of rubbish and garbage containers. When not placed at the curb or right of way as permitted on the designated pick-up day, rubbish and garbage containers for residential structures shall be kept inside a garage or other approved structure, or if placed outside, shall be located along a wall of the principal structure or garage which does not face a street, alley or similar public right of way.

Section 404.4 Bedroom and living room requirements. Delete in its entirety and in lieu thereof substitute the following new Section 404.4:

Section 404.4 Bedroom, living room, dining room and kitchen requirements. Every bedroom, living room, dining room and kitchen shall comply with the requirements of Sections 404.4.1 through 404.4.5.

Section 404.4.1 Room area. Delete in its entirety and in lieu thereof substitute the following new Section 404.4.1:

Section 404.4.1 Room area. Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than person shall contain at least 50 square feet of floor space for each occupant thereof. The minimum room area for living rooms, dining rooms and kitchens shall be in accordance with Table 404.5

Section 404.5 Overcrowding. Delete in its entirety and in lieu thereof substitute the following new Sections 404.5, 404.5.1 and 404.5.2:

Section 404.5 Overcrowding. The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants, and in all cases, dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**Table 404.5
MINIMUM AREA REQUIREMENTS**

MINIMUM AREA IN SQUARE FEET			
SPACE	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirements	80	100
Kitchens ^b	50	50	60
Bedrooms	Shall comply with Section 404.4.1		

^a See Section 404.5.2 for combined living room/dining room spaces.

^b See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

Section 404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.1.

Section 404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

Section 602.3 Heat supply. Insert: October 15 to May 15.

Section 602.4 Occupiable work spaces. Insert: October 15 to May 15.

15.08.030 PROHIBITED ACTS:

- A. **Retaliatory Eviction By Owner:** No owner or lessor shall evict or cause to evict or terminate the tenancy of a renter or lessee solely as retaliation because that renter or lessee complains to the Village or the Circuit Court against the owner or lessor charging the owner or lessor with violation of this Article or with violation of any warranty of habitability accruing to the renter or lessee from the owner or lessor.

The fact that the rent or lease consideration of the renter or lessee is not more than thirty (30) days delinquent at the time the owner or lessor gives notice of eviction or termination of a lease or rental and the fact that, within six (6) months prior to the notice of eviction or termination of the lease or rental, the renter or lessee has not been convicted of creating a nuisance at the dwelling or dwelling unit from which eviction is sought shall be prima facie evidence that the eviction or termination of lease or rental by the owner or lessor is solely retaliatory because that renter or lessee has complained against the owner or lessor charging him with violation of this Article.

Any person convicted of violation of this subsection shall be fined not less than two hundred dollars (\$200.00) nor more than seven hundred fifty dollars (\$750.00).

- B. **Criminal Housing Management:** Criminal-housing management is hereby prohibited. A person commits criminal housing management when, having personal management or control of residential real estate, whether as a legal or equitable owner of the residential real estate or as a managing agent or otherwise, he knowingly permits, by his gross carelessness or neglect, the physical condition or facilities of the residential real estate to become or remain so deteriorated that the health and safety of an inhabitant is endangered.

A person convicted of criminal housing management shall be fined not less than

two hundred dollars (\$200.00) nor more than seven hundred fifty dollars (\$750.00).

- C. **Failure to Correct Violation:** If any alleged violation for which notice as aforesaid has been given is not corrected or eliminated within the time specified in such notice, the owner or occupant shall be fined in an amount not less than two hundred dollars (\$200.00) nor more than seven hundred fifty dollars (\$750.00).

Chapter 15.10

ELECTRICAL CODE

15.10.010 ELECTRICAL CODE ADOPTED:

There is hereby adopted by reference, as if fully set out herein, that certain code known as the *NATIONAL ELECTRICAL CODE, 2005 EDITION (NFPA 70-2005)* as sponsored and published by the National Fire Protection Association, together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.10.020 AMENDMENTS TO CODE:

- A. The following additions, insertions, deletions and changes are hereby made to the above adopted National Electrical Code:

Article 210.6(C). 277 Volts to Ground. Amend by adding the following new Article 210.6(C)(7):

Article 210.6(C)(7) Light fixtures shall be mounted no less than eight feet (8') above finished floor.

Article 210.21(B) Receptacles. Amend by adding the following new Article 210.21(B)(5):

Article 210.21(B)(5) Only 20 amp receptacles shall be used on 20 amp circuits supplying cord connected disposals and dishwashers in residential kitchens.

Article 230.71(A) General. Delete in its entirety and in lieu thereof substitute the following new Article 230.71(A):

Article 230.71(A) General. A single main service disconnecting means shall be provided for each service permitted by 230.2. Multiple disconnects grouped in parallel for a single service are not permitted. For the purpose of this section, disconnecting means used solely for power monitoring equipment, transient voltage suppressors, or the control circuit of the ground-fault protection system or power-operable service disconnecting means, installed as part of the listed equipment, shall not be considered a service disconnecting means.

Article 230.71(B) Single-Pole Units. Delete in its entirety.

Article 230.72(A) General. Delete in its entirety and in lieu thereof substitute the following new Article 230.72(A):

Article 230.72(A) General. Each disconnect shall be marked to indicate the load served.

Article 250.50 Grounding Electrode System. Add to the end of the article the following:

In all cases, the structural steel or metal frame of a commercial or industrial building or structure shall be intentionally grounded and bonded in accordance with 250.52(A)(2).

Article 250.53(D)(2) Supplemental Electrode Required. Delete in its entirety and in lieu thereof substitute the following new Article 250.53(D)(2):

Article 250.53(D)(2) Supplemental Electrode Required. A metal underground water pipe shall be supplemented by an additional electrode of a type specified in 250.52(A)(2) through (A)(7). Where the supplemental electrode is a made electrode of the rod, pipe, or plate type, it shall comply with 250.56. The supplemental electrode shall be bonded to the grounding electrode conductor or the grounded service entrance conductor.

Article 250.64(B) Grounding Electrode Conductor. Delete in its entirety and in lieu thereof substitute with the following new Article 250.64(B):

Article 250.64(B) Grounding Electrode Conductor. The grounding electrode conductor for the service shall terminate at the street side of the domestic water service and shall be protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, or approved cable armor. The grounding electrode shall be copper and the water meter shall be provided with an adequate jumper. This service ground shall have an identifying tag attached to the ground clamp.

Article 250 Grounding. Amend by adding the following new Article 250.123:

Article 250.123 Exterior Light Poles. Each new parking lot, drive lane, and street lighting pole shall be grounded by a separate copper grounding rod as well as an approved grounding conductor which shall originate in the electrical panelboard that supplies the power for the lighting pole. A separate ground wire shall bond the fixture head to the equipment grounding conductor and the grounding electrode conductor at a ground lug at the accessible hand hole. The grounding rod shall be a minimum of ten feet (10') in length and five-eighths inch (5/8") in diameter.

All fixtures must be able to be serviced without dismantling the fixture hanging equipment.

Article 300 Wiring Methods. Amend by adding the following new Article 300.1(D):

Article 300.1(D): Where any wiring method or materials permitted by the National Electrical Code/2005 shall have been prohibited by this Article, such wiring methods or materials shall be considered to be prohibited when referred to in any section or provisions of the National Electrical Code/2005.

Article 300.4 Protection Against Physical Damage. Amend by adding the following new Article 300.4(G):

Article 300.4(G): All wiring for circuits under fifty (50) volts in non-accessible areas, or, accessible areas less than eight feet (8') above the finish floor shall be installed in electrical metallic tubing. Wiring may be run exposed in accessible areas such as, but not limited to, spaces above dropped ceilings, attic spaces and crawl spaces provided it has been properly installed and fastened.

Article 314.27(B) Maximum Luminaire (Fixture) Weight. Delete in its entirety and in lieu thereof substitute the following new Article 314.27(B):

Article 314.27(B) Maximum Luminaire (Fixture) Weight. Outlet boxes or fittings installed as required by 314.23 shall be permitted to support luminaires (lighting fixtures) weighing 23 kg (50 lb) or less where said box is located less than 12'-0" above the finished floor below. Boxes or fittings supporting luminaires (lighting fixtures) weighing 23 kg (50 lb) or less where said box is located more than 12'-0" above the finished floor below shall be "fan rated" or other similar type box or fitting designed and listed for the weight to be supported. A luminaire (lighting fixture) that weighs more than 23 kg (50 lb) shall be supported independently of the outlet box unless the outlet box is listed for the weight to be supported.

Article 320 Armored Cable: Type AC. Delete in its entirety.

Article 324 Flat Conductor Cable: Type FCC. Delete in its entirety.

Article 326 Integrated Gas Spacer Cable: Type IGS. Delete in its entirety.

Article 330 Metal-Clad Cable: Type MC. Delete in its entirety.

Article 332 Mineral-Insulated, Metal-Sheathed Cable: Type MI. Delete in its entirety.

Article 334 Nonmetallic-Sheathed Cable: Types NC, NMC, and NMS. Delete in its entirety.

Article 338 Service-Entrance Cable: Types SE and USE. Delete in its entirety.

Article 340.10 Uses Permitted. Delete Article 340.10, Items No. 3 and 4 in their entirety.

Article 352.10 Uses Permitted. Delete in its entirety and in lieu thereof substitute the following new Article 352.10:

Article 352.10 Uses Permitted. Underground usage in exterior locations only.

Article 362 Electrical Nonmetallic Tubing: Type ENT. Delete in its entirety.

Article 382 Nonmetallic Extensions. Delete in its entirety.

Article 394 Concealed Knob-and-Tube Wiring. Delete in its entirety.

Article 396 Messenger Supported Wiring. Delete in its entirety.

Article 398 Open Wiring on Insulators. Delete in its entirety.

Article 410.4(D) Bathtub and Shower Areas. Amend by adding the following new Article 410.4(D)(1):

Article 410.4(D)(1) Ground-Fault Circuit-Interrupter Protection. All luminaires (fixtures) located within the zone directly over a tub or shower stall shall be protected with a resettable ground-fault circuit-interrupter device located within the room housing said tub and/or shower. The ground-fault circuit-interrupter device shall be separate from the ground-fault circuit-interrupter receptacle(s) required by 210.52(D).

Article 410.16(C) Suspended Ceilings. Delete in its entirety and in lieu thereof substitute the following new Article 410.16(C):

Article 410.16(C) Suspended Ceilings. Framing members of suspended ceiling systems used to encompass or contain luminaires (fixtures) shall be securely fastened to each other and shall be securely attached to the building structure at appropriate intervals. Luminaires (fixtures), including flush mount, surface mount or track lighting shall be securely fastened to the building structure independent of any part of the suspended ceiling system. Luminaires shall be fastened by approved means of support located at opposite corners of the luminaire (fixture).

15.10.030 GENERAL PROVISIONS:

- A. Electrical service will be approved only after the service panel is adequately protected from the weather. This shall typically be provided by the installation of the decking of the floor above the service panel.
- B. Rough electrical inspection shall be approved only after all piping is completed and wires have been pulled unless otherwise approved in advance.
- C. The owner(s) of a single family residence may perform their own electrical wiring providing they obtain a permit and prove that the dwelling has been their primary residence for a period of not less than six (6) months.

15.10.040 BRANCH CIRCUITS REQUIRED:

- A. In addition to those branch circuits required by the above adopted electrical code, separate additional branch circuits shall be provided in a dwelling occupancy as required below:
 - 1. Furnace or heating plant.
 - 2. Central air conditioning system.
 - 3. Electric range.
 - a. Free standing ranges, two (2) number 6 and one (1) number 8 minimum size copper conductors.
 - b. Built-in counter top and oven units. Connection shall be made by three (3) number 10 (minimum) copper conductors.
 - 4. Built-in microwave oven.
 - 5. Through the wall air conditioners and heating units.
 - 6. Motors of ½ horsepower or larger.
 - 7. Electric water heaters.
 - 8. Electric dryers - 240 volt, minimum number 10 wire with “L” shaped receptacle.
 - 9. Sump pump.
 - 10. Sanitary ejector pump.

- 11. Central vacuum system.
- B. A single receptacle shall be required for all cord and plug appliances and equipment required to have a dedicated circuit.

15.10.050 RACEWAYS OR CONDUITS:

- A. For all new work, wiring shall be installed in rigid metallic tubing, or surface metal raceways. Armored cable such as BX shall not be used in new work, including garage or other accessory buildings. Underground wiring for commercial and industrial work will be in heavy wall conduit, IMC conduit or PVC Schedule 40 for exterior installations. All raceway joints shall be made tight and shall provide a continuous electrical circuit for grounding purposes.
- B. In residential work, surface metal raceways may be used for lighting purposes only. Where flexible connections other than lighting are necessary, a separate ground wire shall be pulled in all flexible conduit.
- C. All concealed low-voltage temperature control wiring (50-volts or less) shall be installed within an approved conduit.

15.10.060 BRANCH CIRCUIT VOLTAGE LIMITATIONS:

- A. Wall switching shall not exceed 150 volts to ground. Wall switching for circuits exceeding 150 volts to ground shall be installed in one of the following methods:
 - 1. Low voltage relay switches.
 - 2. Panelboard switches.

15.10.070 WIRING METHODS:

- A. Maximum number of outlets permitted on a fifteen (15) amp circuit shall be ten (10). Maximum number of outlets on a twenty (20) amp circuit shall be twelve (12).
- B. The minimum size of conductors for feeders and branch circuits shall be No. 14 copper. All conductors used for feeders and branch circuits must be copper.
- C. Ground Fault circuit Interrupter outlets shall be resetable at each individual outlet. **Exception:** A device may be used for more than one (1) outlet if the outlets are in the same room.
- D. All light fixtures above bathtub or in shower must be installed with Ground Fault

Circuit Interrupter protection and approved for this type of installation.

15.10.080 SERVICE ENTRANCE:

A. Minimum size of residential service:

1. 100 amp, 20 circuit panel, for dwellings under 2,300 square feet: #3 AWG minimum conductor size.
2. 200 amp, 30 circuit panel, for dwellings over 2,300 square feet: #3/0 AWG minimum conductor size.

(Square footage of dwellings is based on living space, excluding basements and garages.)

In all cases, the service must be sized to accommodate the installation of central air conditioning. When an electric range is installed, the service must be no less than a 200 amp service.

- B. All service entrance conductors shall be encased in Rigid Metal Conduit (RMC) or Intermediate Metal Conduit (IMC).
- C. Where the main service disconnecting means is installed within a building, the disconnecting means and/or service panel shall be located within five feet (5') of the point where the service entrance conduit enters the building.

Chapter 15.12

PLUMBING CODE

15.12.010 PLUMBING CODE ADOPTED:

There is hereby adopted by reference, as if fully set out herein, that certain code known as the *2004 ILLINOIS PLUMBING CODE*, as published by the Illinois Department of Public Health, together with the additions, insertions, deletions and changes hereinafter set forth, one (1) copy of which has been for a period of more than thirty (30) day prior to the effective date hereof and now is on file in the office of the Village Clerk.

15.12.020 AMENDMENTS TO CODE:

The following additions, insertions, deletions and changes are hereby made to the above adopted plumbing code:

Section 890.170 Sewer and/or Water Required. Amend by adding the following new sections:

Section 890.170(a)(1). Every building with an installed plumbing system and intended for human habitation or occupancy and located adjacent to or abutting property where there is a public water supply and sewer service, shall connect to the public water supply and sewer system. An approved private potable water supply may be used in lieu of a public potable water supply if the water supply is not located adjacent to or abutting the property or within a reasonable distance. However, after a public water supply has been extended which is adjacent to or abutting the property or within a reasonable distance, the building water service shall be connected to the public water supply within one (1) year. The well shall be disconnected and capped off in accordance with the Illinois Water Well Construction Code.

Section 890.170(a)(2). When plumbing fixtures are installed in buildings where there is no sewer located adjacent to or abutting the property or within a reasonable distance, provisions shall be made for disposing of the building sewage by an approved method permitted under the private sewage disposal licensing act and code for the State of Illinois. However, after a public sewer has been extended which is adjacent to or abutting the property or is within a reasonable distance, the building sewer shall be connected to the public sewer within one (1) year. The septic system shall be abandoned and filled in according to the Illinois Private Sewage Disposal Code.

Section 890.170 (a)(3). Buildings which require a fire sprinkler system

must provide a separate water service from the water main to the building dedicated to the fire sprinkler system.

An exception may be granted with the approval of the Director of Public Works and the Building Commissioner if it is not feasible to provide a separate fire system water service.

Section 890.170 (a) (4). Lawn sprinkling systems which are commonly owned or maintained, as in a townhome/condominium association, must provide a separate water service from the water main to the system, and shall be separately metered.

Section 890.180 Sewer and Water Pipe Installation. Amend by adding the following new sections:

Section 890.180 (g). Building Drains and Building Sewers: Building drains and building sewers shall be installed below the recorded frost penetration, but not less than 42" below finished grade.

Section 890.180 (h). Building sewer service shall receive the sewage flow from a single building, connect to a sewer main or lateral, and be constructed on private property except for street crossing. The maximum length of a building service sewer shall preferably be 120 feet and shall not exceed 150 feet. If the length is exceeded, an intermediate manhole shall be built. A manhole or clean out shall also be installed every 150 feet. When the building service sewer connects to a sewer lateral of a size not larger than the size of the service sewer, a manhole shall be built at the point of connection.

Horizontal and vertical alignment of the service sewer shall be uniform and shall follow a straight-line alignment. There shall be no dips in the grade or fall in the line. Turns or bends should be avoided. Turns or bends which cannot be avoided shall be made with factory-produced fittings and shall be designed for installation on the pipe to be used. The maximum deflection permissible at any one (1) fitting shall not exceed 45 degrees (one-eighth (1/8) bend). The maximum deflection of any combination of two (2) adjacent fittings shall not exceed 45 degrees (one-eighth (1/8) bend) unless straight pipe of not less than two and one half (2-1/2) feet in length be installed between such adjacent fittings, or unless one of such fittings be a wye branch with a clean-out provided on the straight leg.

Sanitary sewer service pipe shall be a minimum of six inches (6") in diameter. The minimum and maximum sanitary sewer pipe slopes are as follows:

<u>Sewer Size (Inches)</u>	<u>Minimum Slope Ft./100 ft.</u>	<u>Maximum Slope Ft.100 ft.</u>
6	0.63	33.0
8	0.40	22.0
10	0.28	15.0

Section 890.180 (I) - Overhead Sewer. To connect to a sanitary sewer main, buildings shall meet overhead sewer requirements. Where the sewer mains are located in the street right-of-way, any floor elevations below street level require overhead sewers. This includes all floor elevations, even the first floor living area if it is below the street curbs. Where the sewer is located in the rear lot, all floor elevations below the hydraulic grade line between the upstream and downstream manhole rims requires overhead sewers.

Section 890.1150 (a) (3). Amend by adding the following section:

Section 890.1150 (a) (3). Water service and water piping shall be installed below the recorded frost penetration, but not less than 42" below finished grade.

Section 890.1150 (a) (5). Add the following new Section 890.1150 a (5):

Section 890.1150 (a) (5). All water services shall be constructed with the following materials:

- A. All water service and water distribution pipe under ground shall be type "K" copper or Class 52 ductile iron pipe A.W.W.A C151.

Section 890.1200 (D). All other water distribution pipe above ground shall be Type "L" or "K" for copper, or Schedule 40 galvanized pipe and fittings.

Section 890.1310 (a). Amend by changing to read:

Section 890.1310 (a). General. When used in any underground waste and vent system, all materials used for drainage systems shall comply with Appendix "A", Table "A", "approved building drainage/vent pipe", except as follows: all PVC shall be Schedule 40 A.S.T.M. D2665-1996.

Section 890.1310 (a)(1). In all buildings for public use, commercial, industrial, and multi-family residential buildings with slab construction, all drainage and

vent piping located below concrete slabs must be of cast iron material SV or XH hub pipe A.S.T.M. A74 caulked lead and oakum or by compression gaskets

conforming to A.S.T.M. C564.

Section 890.1385. Amend by adding the following new Section 890.1385:

Section 890.1385 Storm Water Discharge. Storm water discharge from sump pumps or down spouts shall be tied directly into a storm sewer or be located in a manner not to cause flooding to adjacent property.

Section 890.1390. Amend by adding the following new Section 890.1390 - Minimum required size of downspout piping.

Section 890.1390 Minimum Required Size of Downspout Piping
Section 890.1390 TABLE "A"
Size of Vertical Conductors and Downspouts

<u>Size of Conductor or Downspout (Inches)</u>	<u>Maximum Projected Roof Area (Square Feet)</u>
2	720
2-1/2	1,300
3	2,200
4	4,600
5	8,650
6	13,500
8	29,000

The equivalent diameter of square or rectangular downspouts may be taken as the diameter of that circle which may be inscribed within the cross-sectional area of the downspout. See footnote - Table B.

BUILDING STORM DRAIN. The size of the building storm drain or any of its horizontal branches having a slope of 1/2 inch or less per foot shall be based upon the maximum projected roof area to be handled according to Table B.

Section 890.1390 TABLE "B"
Size of Horizontal Storm Drains

Maximum Projected Roof Area for Drains of Various Slopes

Diameter of Drain (Inches)	1/8 in. Slope (Square Feet)	1/4 in. Slope (Square Feet)	1/2 in. Slope (Square Feet)
3	822	1,160	1,644
4	1,800	2,650	3,760
5	3,340	4,720	6,680
6	5,350	7,550	10,700
8	11,500	16,300	23,000
10	20,700	29,200	41,400
12	33,300	47,000	66,600
15	59,500	84,000	119,000

Table A and B are based upon a maximum rate of rainfall of four inches (4") per hour. If it is desired to design for a maximum rate of rainfall greater than four inches (4") per hour, then the figures for roof area must be adjusted proportionately by multiplying the figure by four (4) and dividing by the maximum rate of rainfall in inches per hour.

Section 890.1391. Amend by adding the following new Section 890.1391 - Secondary (Emergency) Roof Drains.

Section 890.1391 Secondary (Emergency) Roof Drains

- A. Secondary Drainage Required. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason.
- B. Separate Systems Required. Secondary roof drain systems shall have piping and point of discharge separate from the primary system. Discharge shall be above grade in a location which would normally be observed by the building occupants or maintenance personnel.
- C. Sizing of Secondary Drains. Secondary (emergency) roof drain systems shall be sized in accordance with the table above. Scuppers shall be sized to prevent the depth of

ponding water from exceeding that for which the roof was designed. Scuppers shall not have an opening dimension of less than four inches (4"). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

Section 890.1970. Amend by adding the following new Section 890.1970 - Application for permit:

Section 890.1970 Application for Permit. With every permit application that includes plumbing work, including the water service piping, a letter from the licensed plumbing contractor, on his letterhead, must be submitted to verify that he will be performing the plumbing work at the address for which the permit is applied for.

Plumbing permits will only be issued to registered plumbing contractors in accordance with the Illinois Plumbing License Law (225 ILCS 320/13.1 from Ch. 111, Par. 1112), and except as allowed by the Illinois Plumbing License Law [225 ILCS 320/3 from Ch. 111, Par. 1103, Sec. 3 (2)].

15.12.30 GREASE RECOVERY SYSTEMS

A. Grease Recovery System Requirements.

1. Plumbing systems for institutions or commercial establishments in which grease, fats, culinary oils, or similar waste products from kitchens or food processing areas are wasted in connection with utensil, vat, dish, or floor cleaning processes, shall include grease recovery systems. All waste lines and drains carrying grease, fats, or culinary oils, in the above type establishments shall be directed to one or more interceptors.
2. All required grease interceptors shall comply with the following:
 - a. **Material and Covers.** Grease interceptors shall be constructed of durable, corrosion resistant materials and shall have water-tight covers, securely fastened in place.
 - b. **Minimum Size.** A grease interceptor installed on the same floor as the fixture shall have one-half the liquid holding capacity of the fixture. A grease interceptor located on a floor below the fixture shall have sixty percent of the liquid holding capacity of the fixture. To determine the liquid holding capacity in gallons of a plumbing fixture, multiply the length by the height in inches and divide by 231. Where two (2) or more sinks or receptacles are connected to an interceptor the liquid holding capacity shall be based on the combined volume of the

fixtures served. The flow rate of the interceptor shall be sufficient to handle the maximum demand of the connected system.

- c. **Prohibited Discharge.** Grease interceptors shall not receive the discharge from a food waste disposal or a commercial dishwashing machine.
- d. **High Temperature Dishwater or Sink Discharge.** Waste water that exceeds 150 degrees Fahrenheit is prohibited from being discharged into the grease recovery system.
- e. **Accessibility.** All interceptors shall be installed in an accessible location to permit the convenient removal of the lid and internal contents.

B. Definitions.

Grease recovery system: A system of interceptors, separators, traps or grease recovery devices, which prevents free floating grease, fats and oils from entering the sewage system by recovering and removing these substances from waste water. Such systems may be inside a building (typically less than 100 gallon capacity) or outside a building (typically 1000 gallon or greater capacity).

FOG: Fats, oils, greases, starch, proteins, waxes, free fatty acids, calcium and magnesium soaps, mineral oils, and certain other materials from animal, vegetable, and petroleum origins. FOG may originate from discharges from scullery sinks, pot and pan sinks, dishwashing machines, soup kettles, and floor drains located in areas where grease containing materials may exist.

Pump and Return Method: The method of recanting any removed contents back into the grease recovery system from which it was removed or to any other grease recovery system or sewer connection.

Hauler: A waste disposal or rendering business or firm, licensed by the Illinois Environmental Protection Agency, that hauls and disposes of fats, oils, and grease wastes as described in this ordinance.

Manifest: A log or document record of the hauler containing the name, address and State license/permit number, and the volume, date of removal, and disposal destination of pumped materials or wastes from a grease trap or other interceptor device.

User: Any FOG producing facility, its owner(s) or operator(s) or their agent(s) that contributes to the Village of Lemont sewer system.

C. Grease Interceptors.

1. **Grease Interceptors Required.** All users are required to have a grease interceptor with size to be determined by Illinois State Code. Exception: a coffee shop that serves only coffee and pre-packaged foods and does not cook or prepare any food on site. If the establishment serves anything other than coffee and pre-packaged foods (not made on site), i.e., soup, sandwiches, etc., they shall be required to have a grease interceptor.
2. **All users.** Each user shall register its grease recovery system with the village of Lemont. Each user shall maintain and possess a valid discharge permit issued by the Village of Lemont.
3. **Discharge Permits.** A discharge permit, required for each FOG producing facility, shall be valid for a one (1) year period following the date of issuance. Renewal of a discharge permit shall be in accordance with a registration application provided by the Village of Lemont. Each user shall keep and maintain a valid, current discharge permit issued by the Village as one of the documents in the manifest/maintenance log required to be kept on the FOG producing facility premises.

D. Grease Trap Disposal.

1. **Licensed Contractor Required.** A licensed professional hauler must empty the grease traps and dispose of the sludge in an environmentally safe manner. This shall be done on a monthly basis unless the Village of Lemont, upon receipt of proof from the owner or operator or on the basis of its own inspection of the grease trap, determines that a less or more frequent maintenance schedule is required to achieve the purpose of this amendment and to prevent the discharge of fats, oils, and grease into the Village of Lemont sewer system. The establishment must keep a manifest of the cleaning and emptying of the grease trap. This manifest will be kept on site and made available to Village officials.
2. **No Pump-and-Return Methodology.** A contractor shall not use a pump and return methodology to service grease traps or interceptors.
3. **No Biological or Chemical Treatment Agents.** The use of biological or chemical agents that dissolve grease to permit it to be discharged into the sanitary sewer system is not permitted.

E. Maintenance Records.

1. **Maintenance Records Required.** Each user, at each FOG producing facility, shall maintain an accurate record of all cleaning(s) or maintenance

of its FOG producing facility grease recovery system. The following records shall be kept on site at the FOG producing facility for a minimum two-year period.

- a. **Haulers.** The hauler shall provide the facility manager, at the time of service, a manifest conforming to all State statutes and regulations and the provisions of this ordinance.
- b. **Manifest.** The removal of grease recovery system contents shall be recorded on a manifest that identifies the pumping, hauling and disposal of the wastes, and whether collected from an interior or an exterior grease recovery system.
- c. **Manifest/Maintenance Log.** The owner(s) of each FOG producing facility shall maintain and keep available on the premises a continuous log of manifests (and other similar records) regarding each cleaning or maintenance of the grease recovery system for the previous 24 months. The log shall be kept on the FOG producing facility premises in a location where the log is available for inspection of review by the Village official.

F. Violation.

1. Any person or user who violates any provision of section of this ordinance, or who violates any determination or order of the Village of Lemont under this ordinance, shall be fined not less than one hundred dollars (\$100.00) nor more than seven hundred fifty dollars (\$750.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.
2. In addition to Section F.1 above, any sewer or manhole overflow, or sewer back-up, resulting from (a) violation(s) of any provision or section of this Ordinance, or an inadequately operating grease recovery system, or lack of an approved grease recovery system, shall result in the imposition of a service charge to the responsible owner(s) or user(s). The service charge shall include the cost(s) of cleaning the blockage out of the adjacent waste water collection system. Imposition of (a) service charge (s) under this section shall not preclude other enforcement action(s).

Chapter 15.14

MECHANICAL CODE

15.14.010 MECHANICAL CODE ADOPTED:

There is hereby adopted by reference, as if fully set out herein, that certain code known as the *INTERNATIONAL MECHANICAL CODE, 2006*, prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.14.020 AMENDMENTS TO CODE

The following additions, insertions, deletions and changes are hereby made to the above adopted International Mechanical Code:

Section 101.1 Title. Delete in its entirety.

Section 106.5.2 Fee Schedule. Delete in its entirety and substitute the following new Section 106.5.2:

Section 106.5.2 Fee Schedule. The fees for mechanical work shall be as indicated elsewhere in this Title.

Section 106.5.3 Fee refunds. Delete in its entirety.

Section 108.4 Violation Penalties. Delete in its entirety.

Section 108.5 Stop Work Orders. Delete in its entirety.

Section 506.3.10 Grease duct enclosure. Delete Exception 3 in its entirety.

Section 602.3 Stud cavity and joist space plenums. Delete in its entirety and in lieu thereof substitute the following new Section 603.4:

Section 602.3 Stud cavity and joist space plenums. Stud wall cavities and the spaces between floor joists shall not be used as plenums. All supply, return and exhaust air shall flow through approved ducts.

Section 603.5 Nonmetallic Ducts. Add to the end of the section the following:

Nonmetallic ducts shall not be permitted in residential construction.

Section 603.5.1 Gypsum ducts. Delete in its entirety.

Section 901 General. Add new Section 901.5 as follows:

Section 901.5 Unvented appliances. Unvented fuel-burning appliances are not permitted.

Section 903.3 Unvented gas log heaters. Delete in its entirety.

Chapter 15.16

FUEL GAS CODE

15.16.010 FUEL GAS CODE ADOPTED:

There is hereby adopted by reference, as if fully set out herein, that certain code known as the *INTERNATIONAL FUEL GAS CODE, 2006*, including Appendix Chapters A - D inclusive, as prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.16.020 AMENDMENTS TO CODE

The following additions, insertions, deletions and changes are hereby made to the International Fuel Gas Code:

Section 101.1 Title. Delete in its entirety.

Section 106.5.2 Fee Schedule. Delete in its entirety and substitute the following new Section 106.5.2:

Section 106.5.2 Fee Schedule. The fees for this work shall be as indicated elsewhere in this title.

Section 106.5.3 Fee refunds. Delete in its entirety.

Section 108.4 Violation Penalties. Delete in its entirety.

Section 108.5 Stop Work Orders. Delete in its entirety.

Section 601 General. Add new Section 601.2 as follows:

Section 601.2 Unvented appliances. Unvented fuel-burning appliances are not permitted.

Section 621 Unvented Room Heaters. Delete in its entirety.

Chapter 15.18

ENERGY CONSERVATION CODE

15.18.010 ENERGY CONSERVATION CODE ADOPTED:

There is hereby adopted by reference, as if fully set out herein, that certain code known as the *INTERNATIONAL ENERGY CONSERVATION CODE, 2012*, prepared and published by the International Code Council, Inc., and adopted by the State of Illinois as a required State wide Energy Code, without additions, insertions, deletions, or changes hereinafter set forth.

Chapter 15.20

INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY FIRE CODE

15.20.010 INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY FIRE 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 a certain code known as the *INTERNATIONAL FIRE CODE/2006* including Appendix Chapters B and D through G inclusive, as published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one (1) 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 office of the Village Clerk.

15.20.020 AMENDMENTS TO CODE:

- A. The following additions, insertions, deletions and changes are hereby made to the above-adopted International Building Code:

Section 101.1 Title. Delete in its entirety.

Section 102.3 Change of use or occupancy. Delete in its entirety and substitute the following new Section 102.3:

Section 102.3 Change in use or occupancy. The provisions of the International Building Code shall apply to all buildings undergoing a change of occupancy.

Section 102.4 Application of building code. Delete in its entirety and substitute the following new Section 102.4:

Section 102.4 Application of building code. The design and construction of new structures as well as the repair, alteration and addition to existing structures shall comply with the International Building Code.

Section 102.5 Historic buildings. Delete in its entirety and substitute the following new Section 102.5:

Section 102.5 Historic buildings. The construction, alteration, repair, enlargement, restoration, relocation or movement of existing buildings when such buildings or structures do not constitute a distinct hazard to life

or property shall be in accordance with the provisions of the International Building Code.

Section 102.9 Conflicting provisions. Delete in its entirety and substitute the following new Section 102.5:

Section 102.9 Conflicting provisions. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between the International Fire Code and the International Building Code, as adopted and amended by the Village of Lemont, the requirement(s) of the International Building Code shall be applicable.

Section 103.2 Appointment. Delete in its entirety and substitute the following new Section 103.2:

Section 103.2 Appointment. The fire code official shall be the Building Commissioner or other person having the direct supervision of the Building Department of the Village of Lemont.; and the fire code official shall not be removed from the office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointed authority of the Village of Lemont.

Section 108.3 Qualifications. Delete in its entirety.

Section 109.3 Violation penalties. Delete in its entirety.

Section 111.4 Failure to comply. Delete in its entirety and substitute the following new Section 111.4:

Section 111.4 Failure to comply. Any person, entity or corporation who shall continue any work after having been served with a stop work order, except such work as that person, entity or corporation is directed to perform to remove a violation or unsafe condition, shall be liable to a fine established by the Village of Lemont.