

CHAPTER 6

BUILDING REGULATIONS

ARTICLE I – BUILDING CODES

6-1-1 PURPOSE AND PUBLICATION. The Board of Trustees hereby determine that the preambles hereto are true and correct and are incorporated herein by reference as if fully set forth at this point.

[NOTE: The Village of St. Jacob, Madison County, Illinois, in compliance with the State of Illinois P.A. 92-489, has provided an identification of the code, by title and edition, to the Capital Development Board, Division of Building Codes and Regulations, for posting to the public on the internet through the State of Illinois World Wide Web site.]

(Ord. No. 09-510; 2009)

6-1-2 BUILDING CODES ADOPTED. The Building Codes of the Village shall consist of the following which are incorporated by reference and made a part hereof as though fully set out herein, and are hereby adopted (collectively, the "Village Codes"):

(A) The **"2003 International Building Code,"** published by the International Code Council, Inc., et al including the amendments prescribed in §§ 7-26 - 7-45 is hereby adopted as the "Building Code of the Village of St. Jacob, Illinois" (the "Building Code");

(B) The **"2005 National Electrical Code,"** published by the National Fire Protection Association, Inc., including the amendments prescribed in §§ 7-46 - 7-60 is hereby adopted as the "Building Code of the Village of St. Jacob, Illinois" (the "Building Code");

(C) The **"2003 International Residential Code,"** published by the International Code Council, Inc. et al including the amendments prescribed in §§ 7-86 - 7-100 is hereby adopted as the "Residential Code of the Village of St. Jacob, Illinois" (the "Residential Code");

(D) The **"2003 International Property Maintenance Code,"** published by the International Code Council, Inc. et al including the amendments prescribed in §§ 7-127 - 7-142 is hereby adopted as the "Property Maintenance Code of the Village of St. Jacob, Illinois" (the "Property Maintenance Code");

(E) The **"2003 International Fire Code,"** published by the International Code Council, Inc. et al including the amendments prescribed in §§ 7-143 - 7-150 is hereby adopted as the "Building Code of the Village of St. Jacob, Illinois" (the "Fire Code");

(F) The **"2003 International Fuel Gas Code,"** published by the International Code Council, Inc. et al including the amendments prescribed in §§ 7-151 - 7-160 is hereby adopted as the "Fuel Gas Code of the Village of St. Jacob, Illinois" (the "Fuel Gas Code");

(G) The **"2003 International Mechanical Code,"** published by the International Code Council, Inc. et al including the amendments prescribed in §§ 7-161 - 7-170 is hereby adopted as the "Mechanical Code of the Village of St. Jacob, Illinois" (the "Mechanical Code");

(H) The fee schedule as provided in **Exhibit "A"** is included herein.

(Ord. No. 09-510; 2009)

6-1-3 **BUILDING INSPECTOR.** The Building Inspector of the Village shall enforce the provisions of this Chapter and is hereby designated as the Code Official as referenced in the Village Codes. **(Ord. No. 09-510; 2009)**

6-1-4 **MAINTENANCE OF CONSTRUCTION SITES.**

(A) **Dumpsters.**

- (1) Each building construction site shall have on-site a construction dumpster of sufficient capacity to contain the construction debris generated by the construction activity on the site. However, up to **three (3)** residential construction sites may share one construction dumpster of sufficient capacity if all **three (3) sites** are adjacent.
- (2) All construction debris from each building construction site shall be placed in the construction site dumpster(s) by the end of each work day.
- (3) Each construction site dumpster, having been filled, shall be removed from the construction site and here appropriate, replaced with another empty dumpster until such time as construction debris is no longer generated on the site.

(B) **Rocked Driveways.**

- (1) Each commercial construction site or subdivision construction site entrance shall have its driveway or roadway (as delineated on the building permit application site plan) rocked with CA3 (three-inch minimum) to a minimum depth of **six (6) inches**. This subsection may not be required if the permanent paved driveway or entry road is in place and can be used by all construction equipment or delivery vehicles.
- (2) Each residential building construction site shall have its driveway (as delineated on the building permit application site plan) rocked with CA6 to a minimum depth of **three (3) inches**.
- (3) Rock drives or roadways must be constructed and maintained on stable soil in order to maintain the desired intent or the rock shall be replaced and/or soil stabilization may be required, as directed by the Code Official.
- (4) All deliveries of building materials, of all kinds, shall be made using the rocked road or driveway, without exception.

(C) **Sanitary Facilities.** Each building construction site shall provide sanitary facilities (including toileting and hand washing facilities) for the convenience of all workers and shall be discharged into a sanitary sewer or if the facility is portable, it shall be an enclosed, chemically-treated tank tight unit. All non-sewered units shall be pumped regularly to assure adequate working and sanitary facilities.

(D) **Responsibility.** It shall be the responsibility of the permit holder and any individual or company acting under the direction of the permit holder to ensure compliance with all provisions of this Section.

(Ord. No. 09-510; 2009)

6-1-5 COPIES OF CODES.

(A) A certain document, **one (1) copy** of which is on file in the office of the Building & Zoning Department being marked and designated as the *International Building Code*, 2003 edition, including Appendix Chapters, as published by the International Code Council be and is hereby adopted as the Building Code of the Village, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

(B) Any person who shall violate a provision of this Building Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of any approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of the Building Code, shall be guilty of a civil offense punishable by a fine of not less than **One Hundred Dollars (\$100.00)** and not more than **Seven Hundred Fifty Dollars (\$750.00)**, which shall be imposed whether a judgment or order of supervision is entered. Each day that a violation continues shall be deemed a separate offense.

(C) Any person who shall continue any work in or about a structure after having been served with a stop work order under this Building Code, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than **One Hundred Dollars (\$100.00)** and not more than **Seven Hundred Fifty Dollars (\$750.00)**, which shall be imposed whether a judgment or order of supervision is entered. Each day that a violation continues shall be deemed a separate offense.

(D) The provisions for fines as described above are cumulative to any other remedies available by law or equity. **(See Section 1-1-20)**
(Ord. No. 09-510; 2009)

6-1-6 BUILDING CODE REVISIONS.

(A) These sections of the Building Code are revised as follows:

(1) Section 101.1 is hereby amended by substituting "Village of St. Jacob, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this Code shall mean the Village of St. Jacob, Illinois".

(B) The following sections are hereby deleted:

(1) Section 112 Means of Appeal on page 8 is deleted in its entirety.
(2) Subsection 1805.4.5 Timber Footings on page 366; Subsection 1805.4.6 Wood Foundations on page 366; and Subsection 2308.3.3.1 Anchorage to Wood Foundations on page 473 are deleted in their entirety.

(C) Appendix H on page 621 of the *2003 International Building Code* is deleted in its entirety.

(Ord. No. 09-510; 2009)

6-1-7 REFUNDS. No portion of any fee shall be returned to a permit holder in the case of a revocation of a building permit or a suspension, discontinuance, or abandonment of work. **(Ord. No. 09-510; 2009)**

6-1-8 INTERNATIONAL RESIDENTIAL CODE 2003. A certain document, **one (1) copy** of which is on file in the Village Hall being marked and designated as the *International Residential Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the International Residential Code of the Village for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than **three (3) stories** in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

(A) The *2003 International Residential Code* is amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting "Village of St. Jacob, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this Code shall mean the Village of St. Jacob, Illinois".
- (2) That Section R112 Board of Appeals on page 7 of the *2003 International Residential Code* is deleted in its entirety.
- (3) That Section R402.1 Wood foundations on page 61 of the *2003 International Residential Code* is deleted in its entirety.
- (4) That Section R403.2 Footings for wood foundations on page 67 of the *2003 International Residential Code* is deleted in its entirety.
- (5) That Section R404.2 Wood foundation walls on page 77 of the *2003 International Residential Code* is deleted in its entirety.

(B) The *2003 International Residential Code* shall be administered by the Village Building Inspector who shall serve as the Code Official.

(C) The penalties for violations of this Code shall be those which are described in **Section 6-1-5** of the Chapter.

(D) The fees for applications, permits and inspections shall be prescribed by the Board of Trustees.

(Ord. No. 09-510; 2009)

6-1-9 PROPERTY MAINTENANCE CODE ADOPTED. A certain document, **one (1) copy** of which is on file in the Village Hall being marked and designated as the *International Property Maintenance Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Village for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical

things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

(A) The *2003 International Property Maintenance Code* is amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting "Village of St. Jacob, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this Code shall mean the Village of St. Jacob, Illinois".
- (2) That Section 111 Means of Appeal on page 5 of the *2003 International Property Maintenance Code* is deleted in its entirety.
- (3) That Section 304-14 Insect screens on page 10 of the *2003 International Property Maintenance Code* is amended by inserting the dates January 1 through December 31.
- (4) That Section 602.3 Heat supply on page 17 of the *2003 International Property Maintenance Code* is amended by inserting the dates October 1 through April 30.
- (5) That Section 602.4 Occupiable work spaces on page 17 of the *2003 International Property Maintenance Code* is amended by inserting the dates October 1 through April 30.

(B) The *2003 International Property Maintenance Code* shall be administered by the Village Building Inspector.

(C) The penalties for violations of this Code shall be those which are described in **Section 6-1-5** of the Chapter.

(D) The fees for applications, permits and inspections shall be prescribed by the Board of Trustees.

(Ord. No. 09-510; 2009)

6-1-10 **INTERNATIONAL FIRE CODE.** A certain document, **one (1) copy** of which is on file in the Village Hall being marked and designated as the *International Fire Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Fire Code of the Village for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

(A) The *2003 International Fire Code* is amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting "Village of St. Jacob, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this Code shall mean the Village of St. Jacob, Illinois".
- (2) That Section 103 Department of Fire Prevention on page 2 of the *2003 International Fire Code* is deleted in its entirety.
- (3) That Section 104.1 General is hereby amended by adding the following text, "The Code Official shall not exercise any authority over fire service features regarding fire scenes or any other sections of this Code that pertain to operation of and/or duties performed by the Village of St. Jacob Volunteer Fire Department. Those duties and authority remain with the St. Jacob Fire Chief or his or her designee.
- (4) That Section 108 Means of Appeal on page 10 of the *2003 International Fire Code* is deleted in its entirety.

- (B) The *2003 International Fire Code* shall be administered by the Village Building Inspector.
 - (C) The penalties for violations of this Code shall be those which are described in **Section 6-1-5** of the Chapter.
 - (D) The fees for applications, permits and inspections shall be prescribed by the Board of Trustees.
- (Ord. No. 09-510; 2009)**

6-1-11 **INTERNATIONAL FUEL GAS CODE.** A certain document, **one (1) copy** of which is on file in the Village Hall being marked and designated as the *International Fuel Gas Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the Village for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

- (A) The *2003 International Fuel Gas Code* is amended and revised in the following respects:
 - (1) Section 101.1 is hereby amended by substituting "Village of St. Jacob, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this Code shall mean the Village of St. Jacob, Illinois".
 - (2) That Section 109 Means of Appeal on page 7 of the *2003 International Fuel Gas Code* is deleted in its entirety.
 - (B) The *2003 International Fuel Gas Code* shall be administered by the Building Inspector.
 - (C) The penalties for violations of this Code shall be those which are described in **Section 6-1-5** of the Chapter.
 - (D) The fees for applications, permits and inspections shall be prescribed by the Board of Trustees.
- (Ord. No. 09-510; 2009)**

6-1-12 **INTERNATIONAL MECHANICAL CODE.** A certain document, **one (1) copy** of which is on file in the Village Hall being marked and designated as the *International Mechanical Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the Village for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

(A) The *2003 Mechanical Fire Code* is amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting "Village of St. Jacob, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this Code shall mean the Village of St. Jacob, Illinois".
- (2) That Section 109 Means of Appeal on page 6 of the *2003 Mechanical Fire Code* is deleted in its entirety.

(B) The *2003 Mechanical Code* shall be administered by the Building Inspector.

(C) The penalties for violations of this Code shall be those which are described in **Section 6-1-5** of the Chapter.

(D) The fees for applications, permits and inspections shall be prescribed by the Board of Trustees.

(Ord. No. 09-510; 2009)

6-1-13 **CONFLICTS WITH CODES.** In the event of a conflict between the requirements set forth in this Chapter and the *2003 International Codes*, the provisions of this Chapter shall be deemed to control and the Building Inspector shall have the authority to interpret provisions of the *International Codes* to coordinate with the requirements set forth in this Chapter. In the event if an irreconcilable conflict between the provisions of this Chapter and the *2003 International Codes*, the Building Inspector shall have the authority to approve the equivalent construction or alternative methods of construction in the manner provided for in the *2003 International Codes*. **(Ord. No. 09-510; 2009)**

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BUILDING REGULATIONS

EXHIBIT "A"

FEE SCHEDULE

In accordance with the provisions of **Section 6-1-2**, the following permit fees and regulations are hereby established:

The Revised Code of Ordinance of the Village of St. Jacob regarding Building Permit fees is amended by deleting therefrom the original language and inserting in lieu thereof the following languages:

(A) Cost of construction determined from unit square foot cost table based on Use Groups. Use Groups to be as designated by the International Building Code and International Residential Code 2003 Edition.

(B) Village multiplier = 0.0045

(C) (Cost of construction)x(state multiplier)x(Village multiplier)=permit fee

(D) Fixed Permit Fees.

(1) Demolition \$25.00

(2) Use Group U-1 \$25.00

(3) Use Group U-2

(a) *\$25.00 per inspection

(b) **number of inspections to be determined by Building Official

*U-1 includes porches, carports, decks and/or above ground pools (Greater than 2,000 gallons and greater than **twenty-four (24) inches** deep), new or change of electrical service, etc. Garages are excluded from this use group.

U-2 includes in-ground swimming pools, radio towers, bleachers, miscellaneous structures, signs requiring electrical and/or foundation inspections, relocation of structure, non-ordinary repairs, and any other construction which does not fit other defined use groups. Minimum **two (2) inspections.

(E) Manufactured homes \$75.00

(F) Reprocessing fee for building plan changes after the permit has been issued \$50.00

(G) Late fee - There shall be a **fifty percent (50%)** additional charge added to the total fee for permits requested after construction has started or is completed.

(H) Reinspection and each additional inspection \$25.00

- (I) The following conditions shall apply to Exhibit "A":
- (1) The Building Official or Inspector shall determine when additional inspections are required.
 - (2) Square foot (SF) area, for determining building permit fees, shall be defined as the total area of all floor space enclosed on all floors by the exterior walls of the structure.
 - (3) Cost of "other" structures to be determined on a case by case basis.
 - (4) There shall be no refunds for permits or inspection fees paid.
 - (5) Applicant shall notify Building Official at appropriate stages of construction for proper inspections at least **forty-eight (48) hours** prior to requested inspection date.
 - (6) Accessory buildings **one hundred (100) square foot** or less require no permit, footing, or inspections; however, proper anchoring and setbacks are required.
 - (7) Demolition shall include complete removal of basement walls and floor, slab on grade, and debris; finish grading and seeding is required.
 - (8) Above ground pools with decks installed together are considered to be the same project and only one building permit is required.

(Ord. No. 09-512; 11-05-09)