

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

☐ Resolution or Ordinance (Blue) ☐ Waiver of First Requested
☒ Recommendations of Boards, Commissions & Committees (Green)
☐ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 10, 2026

BOT Date: February 19, 2026

SUBJECT: Text Amendments to Title 15, Chapter 150 (Building Code) of the
Village of Lombard Ordinances

SUBMITTED BY: Keith Steiskal, Director of Building - 

BACKGROUND/POLICY IMPLICATIONS:

Staff recommend the following text amendments to the Building Code:

1. Establish fence construction standards to require a minimum post hole depth. Currently there is no minimum post depth code in Lombard as other municipalities have. The minimum depth will help avoid failing fences after residents have purchased a costly fence. In conjunction with the proposed amendment to the Building Code, the Zoning Ordinance is also being amended to clarify the materials permitted for fence construction.
2. Increase the permit fee for fences from \$30.00 to \$75.00 to reflect the time involved in the inspection now required. Also, this is the minimum fee for all permits. The permit fee was found to be still equal or lower than the surrounding Villages.
3. Revise the permit renewal fee structure to apply either a minimum flat fee or a percentage, whichever is greater. The flat fee proposed is \$25.00 for residential and \$50.00 for commercial. This allows the online system to auto calculate the fee.
4. Amend sprinkler requirements in residential properties. Currently fire sprinkler systems are required for all new houses/townhome units over 4,000 square feet, or houses added onto that become over 4,000 square feet. What is proposed is keeping new houses as is, but additions only triggering a fire sprinkler system if the house will be over 4,000 square feet and adding more than 50% of the existing square footage. The proposed change would allow for a small addition to be built on an existing home without requiring the whole house to be retrofitted with fire sprinklers. Large additions (over 50% of the existing square footage) will still be required to add fire sprinklers.

5. The placement of several items in the Ordinance was modified for clarity.

The Board of Building Appeals (BOBA) considered and unanimously recommended approval of a text amendment to Title 15, Chapter 150 (Building Code) of the Village of Lombard Ordinances at the February 4, 2026 Board of Building Appeals meeting.

Please place this item on the February 19, 2026 Village Board of Trustees' agenda for consideration and approval, amending Title 15, Chapter (Building Code) of the Village of Lombard Ordinances.

Fiscal Impact/Funding Source:

Review (as necessary)

Finance Director _____	Date _____
Village Manager _____	Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Keith Steiskal, Director of Building - 

MEETING DATE: February 19, 2026

SUBJECT: **Text Amendments to Title 15, Chapter 150 (Building Code) of the Village of Lombard Ordinances**

Staff is proposing text amendments to Title 15, Chapter 150 (Building Code) of the Village of Lombard Ordinances pertaining to fences, permit fees, sprinkler requirements, and improve clarity.

Please find the following items for Village Board consideration as part of the February 19, 2026 Village Board meeting:

1. Board of Building Appeals memo.
2. Ordinance granting approval of text amendments to Title 15, Chapter 150 (Building Code) of the Lombard Village Code.

The Board of Building Appeals considered and unanimously recommended approval of the text amendments at the February 4, 2026 Board of Building Appeals meeting.

ACTION REQUESTED:

Please place this item on the February 19, 2026 Village Board agenda.



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

FROM: Keith Steiskal, Director of Building — *KS*

MEETING DATE: February 4, 2026

SUBJECT: Text Amendments to Title 15, Chapter 150 (Building Code) of the Village of Lombard Ordinances

After adopting the 2024 International Codes, staff recommend the following text amendments to the Building Code:

1. Establish fence construction standards to require a minimum post hole depth. Currently there is no minimum post depth code in Lombard as other municipalities have. The minimum depth will help avoid failing fences after residents have purchased a costly fence. In conjunction with the proposed amendment to the Building Code, the Zoning Ordinance is also being amended to clarify the materials permitted for fence construction.
2. Increase the permit fee for fences from \$30.00 to \$75.00 to reflect the time involved in the inspection now required. Also, this is the minimum fee for all permits. Lastly, this was found to be still equal or lower than the surrounding Villages.
3. Revise the permit renewal fee structure to apply either a minimum flat fee or a percentage, whichever is greater. The flat fee proposed is \$25.00 for residential and \$50.00 for commercial. This allows the online system to auto calculate the fee.
4. Amend sprinkler requirements in residential properties. Currently fire sprinkler systems are required for all new houses/townhome units over 4,000 square feet, or houses added onto that become over 4,000 square feet. What is proposed is keeping new houses as is, but additions only triggering a fire sprinkler system if the house will be over 4,000 square feet and adding more than 50% of the existing square footage. The proposed change would allow for a small addition to be built on an existing home without requiring the whole house to be retrofitted with fire sprinklers. Large additions (over 50% of the existing square footage) will still be required to add fire sprinklers.
5. In addition, the placement of several items in the ordinance was modified for clarity.

ACTION REQUESTED

Staff are bringing the proposed amendments to Chapter 150 of the Village Code to BOBA for consideration and for a recommendation of approval to the Village Board of Trustees.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150 OF THE LOMBARD VILLAGE CODE**

(Local Amendments to Chapter 150 of Village Code)

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code of Ordinances; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on February 4, 2026; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 150 of the Lombard Village Code shall be amended to add text as underscored and delete text that is in ~~strikeout~~, as set forth within Attachment "A" attached hereto and made a part hereof.

SECTION 2: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2026.

Passed on second reading this ____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2026.

Ordinance No. _____

Re: Chapter 150

Page 2

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatab, Village Clerk

Published in pamphlet from this _____ day _____, 2026.

Ranya Elkhatab, Village Clerk

Ordinance No. _____
Re: Chapter 150
Page 3

EXHIBIT A
TEXT AMENDMENTS TO CHAPTER 150 OF VILLAGE CODE

See attached pages

CHAPTER 150: BUILDING CODE

ARTICLE I. GENERAL PROVISIONS¹

§ 150.001 Title.

These regulations shall be known as the Building Code of the Village of Lombard, Illinois, hereinafter referred to as "this Code."

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.002 Scope.

The provisions of this Code shall apply to construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.003 Intent.

The purpose of this Code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards, and to provide reasonable level of safety to fire fighters and emergency responders during emergency operations.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.004 Interpretation.

This Code shall be interpreted according to the rules of statutory interpretation. In the event of a conflict, the published portion of this Code shall prevail over the other codes incorporated by reference.

¹Editor's note(s)—Ord. No. 8017, § 1, passed December 16, 2021, repealed Art. I, §§ 150.001—150.011, 150.015—150.017, and enacted a new Art. I as set out herein and later amended. Former Art. I pertained to similar subject matter and derived from Ord. 2561, passed October 28, 1982; Ord. 2672, passed June 14, 1984; Ord. 2830, passed February 27, 1986; Ord. 2880, passed September 11, 1986; Ord. 5481, passed May 6, 2004; Ord. 6602, passed April 7, 2011; Ord. 6710, passed April 19, 2012; Ord. 6832, passed May 16, 2013; Ord. 6833, passed May 16, 2013; Ord. No. 7061, passed April 2, 2015; Ord. No. 7893, passed December 3, 2020; and Ord. No. 7937, passed March 18, 2021.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.005 Applicability.

- (A) General. Refer to Section 150.002.
- (B) Other laws. The provisions of this Code shall not be deemed to nullify any applicable provisions of DuPage County, State of Illinois or federal laws.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.006 Building Division.

- (A) Enforcement agency. There is hereby established a Building Division designated as a division of the Community Development Department and operated under the direction and supervision of the Director of Building.
- (B) The Director of Building shall supervise the Building, Code Enforcement and Private Engineering Services Divisions and serve as the "Building Official."
- (C) All references to "Building Commissioner" or "Building Official" throughout this code shall mean the Director of Building or designee.

(Ord. No. 8017, § 1, passed 12-16-21; Ord. No. 8171, § 1, passed 7-20-23)

§ 150.007 Definitions and references.

- (A) Definitions. For the purpose of this Chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Attached dwelling. One which is joined to another dwelling at one or more sides by common fire-resistance rated walls or other approved separation assemblies.

Detached dwelling. One which is entirely surrounded by open space on the same lot.

Multi-family dwelling units, multi-family housing. A building, or portion thereof, containing three or more dwelling units.

New. Any structure constructed after the effective date of this Code.

- (B) References.
 - (1) Any reference in this Code to jurisdiction, corporate limits, or name of jurisdiction shall mean the Village of Lombard, Illinois.
 - (2) Any reference in this Code to the chief appointing authority shall mean the Village Manager or Village Board as authorized by ordinance.
 - (3) Any penalty or penalties referred to in this Code and locally adopted codes shall be the penalty or penalties as provided under Section 150.999 of this Code.
 - (4) Any reference to any sanitary district shall mean the Village of Lombard, Glenbard Waste Authority, or Flagg Creek sewerage system or the Facilities Planning Area (FPA) District, whichever is applicable.
 - (5) Any reference to water department shall mean the Village of Lombard or American Water water system.

-
- (6) Any reference to zoning or zoning ordinances shall mean the Village of Lombard zoning ordinances.
 - (7) Any reference to Commissioner of Police shall mean the Village of Lombard Chief of Police.
 - (8) Any reference to The Fire Department shall mean the Village of Lombard Fire Department.
 - (9) Any reference to The Health Department shall mean the DuPage County Health Department.
 - (10) Fire District No. 1 shall be all areas of the village excepting therefrom those zoned for single-family use and an R-3 two-family residence district. A fire district map shall be maintained by the Fire Chief and certified copies thereof shall be open to public reference or available by copies at all times during which the office of the Fire Chief is open. When uncertainty exists with respect to the boundaries of the district, as shown on the fire district map, the following rules shall apply:
 - (a) District boundary lines are either right-of-way lines of railroads, highways, streets, alleys, easements, tract, or lot lines, or such lines extended unless otherwise indicated.
 - (b) Where a district boundary line divides a lot in single ownership as of the date of adoption of this Chapter, and if more than 50 percent of the lot is located within the district, then the district boundaries shall be extended to include all of the lot.
 - (c) Where a district boundary line divides a lot in single ownership as of the date of adoption of this Chapter, and if less than 50 percent of the lot is located within the district, then the entire lot shall be excluded from the district.
 - (11) All advisory or text notes, other than the rules and regulations contained in the locally adopted codes are expressly excluded from this Chapter.
 - (12) In the event that any provision of the locally adopted codes is in conflict with any provisions of the Zoning Code (Chapter 155), or any amendment thereto of the village, the latter shall prevail and the conflict shall be of no effect.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.008 Adoption of certain building codes.

This Chapter adopts and incorporates by reference certain codes. Not less than one hard copy of each code that is adopted and incorporated by reference shall be available for study at the Village Hall during regular business hours in which the Village Hall is open to public.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.009 Materials of equivalent strength.

Wherever the building regulations of the ordinances of the village prescribe specifications for materials to be used or methods to be followed, any materials or methods which give equivalent strength, utility, and safety may be used in lieu of those specified in the building ordinances provided the materials or methods are approved in writing by the Director of Building or designee.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.010 Accessible services.

All public buildings, and public places of accommodation or amusement, as defined by the Illinois Compiled Statutes (ILCS), or buildings required to provide accessible services shall meet or exceed all of the provisions of the

Environmental Barriers Act (EBA) (410 ILCS 25/1 et seq.), the current Illinois Accessibility Code (ILAC), the current Americans with Disabilities Act (ADA) Standard for Accessible Design, and accessibility provisions included in the locally adopted codes.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.011 Design criteria.

- (A) For all structures built within the Village, the following climatic and geographical design criteria shall be followed:

TAB. 150.011(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA		
GROUND SNOW LOAD (psf)		36
WIND DESIGN	Ultimate Speed (mph)	115
	Topographic Effects	NO
	Special Wind Region	NO
	Windborne Debris Zone	NO
SEISMIC DESIGN CATEGORY		B
SUBJECT TO DAMAGE FROM	Weathering	SEVERE
	Frost Line Depth (inches)	42
	Termite	YES (MODERATE TO HEAVY)
WINTER DESIGN TEMP (°F)		-4
ICE BARRIER UNDERLAYMENT REQUIRED		YES
FLOOD HAZARD		Refer to Chapter 151
AIR FREEZING INDEX		2000
MEAN ANNUAL TEMP (°F)		49.4
EPA RADON ZONE		2

- (B) For all structures built within the Village, the following Manual J design criteria shall be followed:

TAB. 150.011(2) MANUAL J DESIGN CRITERIA			
Elevation (feet)	758	Heating Temp Dif	72
Latitude (° North)	42	Cooling Temp Dif	15
Winter Heating	1	Wind Velocity Heating	15
Summer Cooling	89	Wind Velocity Cooling	7.5
Altitude Correction Factor	0.98	Coincident Wet Bulb	74
Indoor Design Temp (°F)	72	Daily Range	M
Design Temp Cooling (°F)	75	Winter Humidity	40
		Summer Humidity	2.25

-
- (C) Metal trusses. All metal trusses shall be installed with a method approved by an Illinois licensed architect or engineer that prevents "truss uplift," or the finished ceiling material shall not be directly attached to the metal truss.

(Ord. No. 8017, § 1, passed 12-16-21)

§§ 150.012—150.014. Reserved.

§ 150.015 Retaining walls.

- (A) Definitions.

Height. Retaining wall height shall be measured from the bottom of the footing to the top of the wall.

Landscape wall. Type of a retaining wall without a surcharge and limited to 36 inches (915 millimeters) or less in height. Commonly used to create a seat wall, raised garden beds, planter borders, or similar.

Retaining wall. Any wall structure designed and used for supporting unbalanced fill (soil or other material) laterally.

Surcharge. Added load above a retaining wall, e.g. driveway, patio, swimming pool, or similar.

- (B) Design Requirements. All retaining walls shall be designed by an Illinois licensed Design Professional, unless:

- (1) Pre-engineered and approved construction methods are used and approved in writing by the Director of Building.
- (2) Retaining wall is 36 inches (915 millimeters) or less in height and does not support a surcharge.
- (3) Retaining wall supporting a surcharge is 24 inches (610 millimeters) or less in height.

- (C) Timber Walls.

- (1) The retaining walls with a surcharge shall meet IDOT requirements for timber and preservation. No used timbers are allowed.
- (2) The landscape walls shall meet IDOT requirements for timber and preservation. No used timbers are allowed for landscape walls more than three feet (915 millimeters) in height.

- (D) Determination of Wall Type. When the Director of Building has determined in writing that plans as submitted may be inadequate or the classification of a landscaping or retaining wall is not the same as requested by the party building said wall, an independent engineer designated by the Director of Building shall be retained to review the plans. The cost of the independent review shall be paid by the party building said wall.

(Ord. No. 8017, § 1, passed 12-16-21)

§ 150.016 Reserved.

§ 150.017 Reserved.

ARTICLE II. INTERNATIONAL BUILDING CODE—2024 EDITION

§ 150.030 Adoption by reference.

All provisions as listed in the International Building Code, 2024 Edition, are incorporated by reference with the following changes:

Section R101.1 Title: Insert "Village of Lombard"

Section 101.4.3 Plumbing: Add to apply Illinois Plumbing Code, latest edition, most restrictive.

Section 103.1 Delete "Department of Building Safety" and insert "Building Division".

Section 103.2 Delete "shall be appointed by the chief appointing authority of the jurisdiction"; add "to work under the direction of the Director of Building."

Section 105.2 Work exempt from permit: Delete the following exemption: 1, 2, 4, 5, 6, and 9.

Section 105.5 Expiration: Delete this section entirely and refer to Section 150.142, paragraphs A, B, C and D.

Section 109.2 Add to end of paragraph...See Section 150.141 for fee schedules.

Section 110.3.9 Delete Chapter 13 reference and replace with most current version as adopted by the State of Illinois International Energy Conservation Code.

Section 114.4 Add the following: Penalties for violation of Title XV are established by local ordinance.

Section 115.3 Change the last line to read as follows:...shall be liable for a fine as established by local ordinance.

Section 202 Add the following: Structure. One or more buildings constructed and attached together.

Chapter 6: Construction Type Limitations.

Construction Type IIB shall not be allowed for "I" or "R" use groups.

Construction Type IIIB shall not be allowed for "I" or "R" use groups.

Exception: Type IIB construction can be used for parking garage construction where unprotected structural members support only the parking garage itself.

Add Section 503.1.5 Type V B construction. Buildings of Type V B construction shall be limited accessory structures used for storage purposes, and at least ten (10) feet from other structures, and Townhouse and One and Two Family Dwellings as regulated by the International Residential Code. Refer to Chapter 150.040 Special Residential Requirements.

Add Section 503.1.6 Type V construction shall have access per Chapter 150.107 of the Building Code, and International Building Code Section 503.7 to each area and level of roof(s), and shall have a maximum roof pitch of 5/12.

Add Section 503.1.7 Type V A construction shall be prohibited in all Occupancy and Use classifications of Group I and Group R-4.

Add to Section 508.3.3

3. A one-hour tenant separation wall shall be required for all A-2 uses and restaurants that qualify for a B use.

Add to Note d Table 601: The 1-hour substitution for fire resistance with an automatic sprinkler system shall not be permitted for buildings of Type V A construction.

Add Section 704.1.2: All lightweight and engineered wood floor/ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Add Section 704.4.1.3: All lightweight and engineered wood roof ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Section 903.2 Where required: Shall be changed to read as follows: An approved automatic fire sprinkler system shall be installed and maintained in full operating condition in all parts of all buildings with the following exceptions:

1. Auxiliary structure (i.e.; detached garages, sheds) used in conjunction with residential occupancies, (use).
2. One (1) Story Buildings, without basements, having a total area of less than one thousand (1,000) square feet. This requirement shall not be reduced by fire wall separation.
3. Buildings or portions of buildings that comply with Section 406.5 Open Parking Garages.
4. Existing buildings: (For the purpose of this section, occupancy shall be defined as the purpose for which a building or portion thereof is used or intended to be used in accordance with the International Fire Code, 2024 Edition.
 - a. When an addition or additions of 500 square feet or more in aggregate are added, increasing the total area to 2,500 square feet or more, an automatic sprinkler system shall be installed in the entire building.

Note: A fire alarm system installed in the complete building, to include smoke and or heat detection in accordance with NFPA 72 can be approved in place of a sprinkler system where the addition is less than 1,000 square feet (except for occupancy types A, F, H, I and R) as approved by the Fire Code Official.
 - b. When the occupancy (use) of a building of 2,000 square feet or more is changed to any of the following uses: assembly, educational, health care, child care, industrial, storage or residential, other than as exempted in Item (1) of this section, an automatic sprinkler system shall be installed in the entire building or in that portion of the building in which the change of occupancy occurred.

Note: A fire alarm system installed in the complete building, to include smoke and or heat detection in accordance with NFPA 72 can be approved in place of a sprinkler system where the proposed occupancy (use) is determined to be of an equal or lessor hazard than the original occupancy (except for occupancy types A, F, H, I and R) as approved by the Fire Code Official.
 - c. When the cost of remodeling would be greater than 50% of the market value of a building of 2,000 square feet or more, an automatic sprinkler system shall be installed. Market value of the structure shall be as established by the Township Assessor or by the average of two or more independent appraisals.
5. One-story self-service storage facilities of minimum Type IIB construction: no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

-
6. Revise Section 903.2 add the following: Approved automatic sprinkler systems in buildings and structures of Type V A construction shall meet the installation requirements of Section 903.3.1.1

Add Section 903.2.13—Car Wash Facilities: For structures built to contain self-service car washes that are divided into individual wash area units of not more than three hundred (300) square feet each, with said individual wash area units being divided by solid masonry walls that extend from the floor to the underside of the roof and being open on two (2) sides with no permanently fixed enclosures, a fire resistance rating for the roof construction shall not be required relative to those portions of the roof over the wash area units.

Use current as adopted by the State of Illinois and the Federally adopted ADA standards.

Section 2303.1.2 Floor Trusses. Changes to read as follows: Light weight wood truss assemblies and "I" joists are not permitted unless installed in an accessory building, or a building with drywall covering all "open-web" and "I joists" and complete NFPA 13 sprinkler system is installed in the entire building.

Section 2901.1 Scope: To read as follows: The Village Building Official shall require the provisions of the current "Illinois Plumbing Code", 225 ILCS 320/1 et seq., as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purposes of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions. Remainder of Chapter text sections 2902.1 thru 2903.3 shall be deleted in their entirety.

Section 3001.3 Delete "Automotive lifts ALI ALCTV" from Table 3001.3.

Section 3001.4 Add the following to the end of the sentence: "and Illinois Accessibility Code (IAC)".

Add Section 3001.7—See Lombard Code Section 150.075 for additional elevator requirements.

Section 3002.4 Elevator car to accommodate ambulance stretcher: Delete section text and replace with "Where elevators are provided in buildings, not fewer than one elevator, shall be provided for fire department emergency access to all floors regardless of rise.

"Such elevator car shall be of such size and arrangement to accommodate a minimum 24 inch by 84 inch ambulance stretcher in the horizontal open position and shall be identified by the International Symbol for emergency medical services (Star of Life). The symbol shall not be less than 3 x 3 inches high and wide (76 mm x 76 mm) and shall be placed inside on both sides of the main lobby hoistway door frame."

Section [F] 3003.3 Add the following to the end of the sentence. "for new and modernized (existing) elevators only".

Section 3004.4 Insert "(i.e. a "jump")" after "...a major alteration..." within the last sentence.

Add "All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the AHJ to ensure safe operation."

Section 3005.1 Add "This means is not to be used as a passageway through the space to other areas of the building."

Section 3005.4 Delete Exception #2

Section 3009.1 Add the following to the end of the sentence: "of current state adopted elevator codes."

Section 3009.3 Add the following to the end of the sentence: "for new or altered elevators."

(Ord. 4142, passed 3-21-96; Ord. 5210, passed 11-7-02; Ord. 5481, passed 5-6-04; Ord. 6436, passed 2-4-10; Ord. 6602, passed 4-7-11; Ord. 6710, passed 4-19-12; Ord. 6795, passed 2-7-13; Ord. 6832, passed 5-16-13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7521, § 1, passed 5-17-18; Ord. No. 7893, § 1, passed 12-3-20; Ord. No. 7937, § 1, passed 3-18-21; Ord. No. 8027, § 1, 2-17-22; Ord. No. 8115, § 1, passed 1-5-23)

ARTICLE III. INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION

§ 150.035 Adoption by reference.

All provisions as listed in the International Residential Code, 2024 edition, are hereby adopted and incorporated by reference with the following changes:

Section R101.1 Title: Insert "Village of Lombard"

Section R105.2 Work exempt from permit; Delete the following exemptions: 1, 2, 3, 4, 5, 7 and 10.

Residing a single-family home or accessory structure.

Sheds less than 80 square feet and less than 8 feet in height.

Patios less than 100 square feet.

Section R105.5 Expiration: Delete this section entirely and refer to Section 150.042, paragraphs A, B, C, and D.

Table R301.2(1) Ground Snow Load: The following information shall be inserted in the table:

Ground snow load	36
Wind Ultimate Speed	105
Seismic Design Category	B
Weathering	severe
Frost Depth	42
Termite	Yes
Winter Design Temp	-4
Radon	Zone 2

Delete note "f" at the bottom of Table R301.2(1)

R302.2 Townhouses-Exception shall be amended to read

"A common 2-hour fire-resistance wall constructed of masonry is permitted for townhouses."

R302.3 Two family dwellings shall be amended to read

"Dwelling units in two-family dwellings shall be separated from each other by a 2-hour masonry wall or a 2-hour floor meeting ASTM E 119 or UL 263."

R302.3 Two family dwellings Exception 1 shall be amended to read "A fire-resistance rating of 1 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13."

R302.3 Two family dwellings—Delete exception 2

Delete Table R302.6 and replace with "The Minimum distance between a residence and accessory structures shall be 10 feet unless a 1-hour fire resistance wall is installed at the accessory structure". Two (2) feet shall be the minimum separation.

Section R308.1 Site Address; Add to end of sentence the following: The minimum size of numbers for addresses shall be 4" high and of a contrasting color to mounting surface.

R309 shall apply to all one or two family houses or individual townhouse units where the square footage of the house or townhouse are over 4,000 square feet. Section ~~R313~~ R309 shall also be applicable to existing structures where an addition or renovation resulting in the house or townhouse unit to be 4,000 square feet in total and increase the value by 50% after the addition. ~~Section R309 shall also be applicable to existing structures where an addition to the house or townhouse unit is a 50% increase in area resulting in over 4,000 square feet in total.~~ Square footage shall include the basement, but not the garage or unfinished attics.

Add to Section R311 Carbon Monoxide Detectors

R311.8 Provide a minimum of one Carbon Monoxide detector in every dwelling unit. Provide a minimum of one carbon monoxide detector on each story including basements in a multiple story dwelling. All carbon monoxide detectors shall be approved and listed and shall be installed in accordance with the manufacturer's installation instructions.

R311.9 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with carbon monoxide detectors located as required for new dwellings.

R311.10 Power source; Required carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting source other than those required for over-current protection.

~~Change section R317.2 Separation required.~~

~~To read as follows: The garage shall be separated from the residence and its attic by means of minimum " type X Fire Code gypsum board applied to the garage side of the wall and/or ceiling.~~

~~Add Section R317.7 Service Doors: All detached garages shall have a service door. The door shall be side hinged, not less than 2 feet 8 inches in width, and not less than 6 feet 8 inches in height. Side hinged door to open to house for attached garage and open to outside for detached garage. A switched electric light and a 3 foot by 3 foot landing are required at all service doors. One switched light, one ceiling mounted receptacle, and one wall mounted receptacle shall be required on the inside of each garage.~~

~~Add Section R317.8~~

~~All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Director of Building.~~

~~All accessory structures over 200 s.f. built after August 1, 2023 shall have gutters installed, or equal as approved by the Director of Building.~~

~~Detached garages with more than 18 inches of grade difference shall not use a thickened edge slab type foundation.~~

~~All garages constructed or which had an addition constructed after August 1, 2023 shall have an improved driveway from the garage to the street meeting the requirements of Title 15, Chapter 150, Article 25 of this Code.~~
Section R317 Delete section title entirely and insert: Garages, Carports and Sheds

Section R317.1 General

- (1) All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Director of Building.

-
- (2) All accessory structures over 200 s.f. built after August 1, 2023 shall have gutters installed, or equal as approved by the Director of Building.
 - (3) All garages constructed or which had an addition constructed after August 1, 2023 shall have an improved driveway from the garage to the street meeting the requirements of Title 15, Chapter 150, Article 25 of this Code.

Section 317.2 Foundation

- (1) Any structure attached to a dwelling unit (principal structure) shall have a frost protected foundation (at least 42 inches deep) and meet the minimum foundation standards per the International Residential Code, Chapter 4.
- (2) Accessory structures 200 square feet in gross area or larger shall have a permanent foundation.
- (3) Detached accessory structures and detached garages with more than 18 inches of grade difference shall not use a thickened edge slab type foundation.

Section 317.3 Separation Required

- (1) The garage shall be separated from the residence and its attic by means of minimum 5/8" type X Fire Code gypsum board applied to the garage side of the wall and/or ceiling.

Section 317.4 Service Doors

- (1) All shall have a service door. The door shall be side-hinged, not less than 2 feet 8 inches in width, and not less than 6 feet 8 inches in height. Side hinged door to open to house for attached garage and open to outside for detached garage. A 3-foot by 3-foot landing is required at all exterior service doors.
- (2) All storage sheds shall have a door not more than 6 feet in clear width. Structures with door openings wider than 6 feet shall meet the minimum garage standards per the Village Codes. Exterior landing shall not be required at shed service doors.

Section 317.5 Utility Requirements and Restrictions

- Electrical:
 - a. A switched electric light is required at the exterior of all garage service doors.
 - b. One switched light, one ceiling mounted receptacle, and one wall mounted receptacle per vehicle bay shall be required on the inside of each garage.
- Plumbing:
 - a. Only dwelling units (principal structures) shall be allowed to have a plumbing system for a bathroom or kitchen. A garage may have a floor drain or a sink as long as the garage is attached to the house, detached with a completed frost protected foundation, the structure is insulated and heated, and the plumbing system meets all provisions of the current Illinois Plumbing Code and Village Codes.

Section R321.1.1 Delete "more than 30 inches" and insert "more than 24 inches."

Section R502.1.2 Prefabricated Wood I-Joists: Change to read as follows: Lightweight wood truss assemblies and "I" joists are not permitted unless installed in accessory structure or in any structure with ¾" type-x drywall covering all "open web joists" or "I-Joists."

Section R506.1 Add all concrete floors on ground shall be a minimum of four (4) inches thick.

Delete the plumbing and electric sections of this code, except Chapter 25, Plumbing Administration and Chapter 26, General Plumbing Requirements.

Appendix E: Delete all sections and replace with the following: Manufactured housing units shall comply with all sections of this code and all other applicable Village Ordinances denoted in Title XV as they apply to the construction for all single family detached dwellings.

Appendix F: Adopt as written for installation of radon control methods.

(Ord. 5481, passed 5-6-04; Ord. 6217, passed 8-21-08; Ord. 6602, passed 4-7-11; Ord. 6832, passed 5-16-13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20; Ord. No. 7937, § 1, passed 3-18-21; Ord. No. 7997, § 1, 11-4-21; Ord. No. 8017, § 2, passed 12-16-21; Ord. No. 8028, § 1, passed 2-17-22; Ord. No. 8115, § 1, passed 1-5-23; Ord. No. 8171, § 2, passed 7-20-23)

ARTICLE IV. GENERAL CONSTRUCTION REQUIREMENTS²

§ 150.040 Construction requirements.

(A) Applies to residential uses.

- (1) *Closets.* If a light is installed in a closet, it must be one of the following types:
 - a. Globe encased.
 - b. Fluorescent.
 - c. Recessed types.
 - d. LED.
- (2) *Interior doors.* Minimum width for basement and bedroom doors shall be two feet, six inches.
- (3) *Asphalt shingles.* Stapling shall not be permitted for roofs.
- (4) *Reroofing.*
 - (a) Re-roofing shall be allowed, but in no event shall more than two concurrent layers of shingles be allowed on any roof. The original roof unless removed shall count as one layer applied.
 - (b) Ice/Water shield or an equivalent product shall be installed as part of the roofing and/or re-roofing of any conditioned residential building, other than buildings with flat or low sloped roofs. Installed a minimum of 24" up from the outside wall of the building and must start at the outside edge of the eaves and 18" up on each side of valleys.
- (5) *Chimneys.* Flashing at chimneys shall be flashed into raked mortar joints in a step fashion and then remortared.

Ventless fireplaces are not allowed within the corporate limits of the Village of Lombard.
- (6) *Gutters and downspouts.*
 - (a) Gutters and downspout shall drain free-fall onto splash blocks directed away from adjacent property, or to storm sewer where available with approval of Public Works Director.

²Editor's note(s)—Ord. No. 8116, § 1, passed January 5, 2023, changed the title of art. IV from "residential use special requirements" to "general construction requirements."

(7) *Attached and built-in garages.*

- (a) Doors (minimum 20 minute fire rated) shall be equipped with a self-closer. The common wall to the residence shall be protected with inch fire rated gypsum board or equivalent on the garage side to the underside of the roof sheathing or common wall and garage ceiling. If habitable rooms exist over any part of the garage, the complete interior of the garage shall be protected with inch fire rated (one hour) gypsum board. Central heating and/or air conditioning equipment may not be exposed in a garage area. Such equipment must be separated from the garage by one hour fire rated walls. Garage floor surfaces shall be of approved noncombustible materials.
- (b) Floors will be reinforced with six inch by six inch wire reinforcing material.

(8) *Duct systems.*

- (a) All heat supply systems for forced air heating shall be of metal ducts except as permitted in subsection (c).
- (b) Warm air supply ducts will not run between studs on exterior walls to upper floors. The common wall between the house and the garage is considered as an exterior wall. Exterior and common walls shall be furred out to accommodate insulation and duct work. Warm air supply ducts in one story buildings shall terminate not more than 12 inches above floor.
- (c) Flexible duct: U.L. listed 181-Class 1, NFPA 90A and 90B, min. eight inch water gauge and max. six foot length.

(9) *Concrete.*

- (a) When placing of concrete is suspended, it will be necessary to add reinforcing bars to footing or walls to prevent separation.
- (b) All foundation walls shall have a minimum of two #4 reinforcing bars embedded in the concrete.
- (c) Dry calcium chloride: In no way or manner shall dry calcium chloride be added to as an admixture to accelerate the setting time of poured-in-place concrete, except as provided hereinafter.
 - (1) At no time shall calcium chloride be used if the temperature is 34 degrees F. and rising temperature is expected.
 - (2) If and when calcium chloride is used, said calcium chloride shall not exceed one percent by weight of concrete as set forth in the American Concrete Manual of Concrete Practice (1970-Part I 202-5) and provided such admixture is introduced into the mixture at the concrete batch plant.

(10) *Drain tile.* Footing drain tile shall be connected to a sump basin with cast iron pipe or plastic pipe with appropriate manufacturer's fittings (minimum four-inch diameter). Provide sump pump to eject to front or rear of property, within 15 feet of residence, but away from any adjacent properties. Connection to Village of Lombard storm sewer system requires approval from the Director of Public Works.

(11) *Foundation.*

Section R404: Delete all references to wood foundations.

For one-story frame additions only, a trench foundation will be permitted when the concrete is placed monolithically at a minimum depth of 42 inches below grade and minimum trench width of 12 inches.

- (12) Bridging shall be required on all floor joists mid-span at intervals not exceeding eight feet.
- (13) *Construction site fencing.* Residential construction site fencing when a permit authorizes demolition or authorizes construction of a new principal structure or any other construction as determined by the

Director or Building, then the applicant, owner or general contractor shall cause a "safety fence" (fencing) to be installed around the area of construction, in a location and manner approved by the Director of Building. The fencing shall be installed not more than seven days nor less than four days prior to the commencement of any demolition and/or new construction of a proposed structure on the subject property. The fencing shall consist of six foot high chain link fencing with driven posts to secure the chain link. The chain link fencing shall consist of #9 or #11 gauge metal and maximum mesh size of four inches or as approved by the Director of Building. The fencing shall also include removable panels or type of hinged gates, (25 percent maximum area of fencing) for construction/utility access, only on the street side where the utilities are entering the subject property. Removable panels (or type of hinged gate) shall be latched where there is no construction activity being performed on the construction site. The latch may be of wire composition or of other means as approved by the Director of Building. The fencing shall remain in place on the subject property until the structure is made weather tight and safe and secure from unauthorized entry and until the beginning stages of final site improvements (i.e. final grading, sodding or seeding of the subject property).

The applicant, owner or general contractor shall cause tree fencing to be installed around the trees in the public right-of-way (parkway) abutting the subject property. Such tree fencing shall be located, if possible, at the drip line of the tree or as directed by the Director of Building. ~~The~~the parkway tree fence shall remain in place until final inspection of the construction projects has been approved by the village. The required types of tree fencing protection shall be four foot high orange vinyl fencing or chain link fencing.

- (14) *Sanitation facilities.* Any portable toilet on said property construction site may be located in the front area of the construction site, away from any sidewalks, and as close to the principal structure as possible, so as not to cause a blight in the neighborhood. One such toilet shall be provided at every construction site of a new principal structure no later than after the completion of the foundation excavation for the new structure. The portable toilet facility shall remain in place until the construction of the principal structure ~~is~~is nearly complete and the plumbing in the principal structure is functional. Improperly placed portable toilet facilities shall cause a "stop work order" to be issued and not lifted until the portable toilet has been moved to a satisfactory location as determined by the Building Division.
- (15) *Site restoration guidelines.* If the application includes demolition of a principal structure and if commencement of the construction of a new principal structure does not occur within 30 days after completion of demolition, then the application shall include a detailed site restoration plan depicting all work require to restore the subject property, within 30 days after completion of the demolition, to a safe, clean condition until construction of a new principal structure has commenced, including without limitation backfilling of any excavation, grading, seeding, sodding, fencing, stormwater management and the like.

Additional fee for late work: If the applicant, or owner or general contractor shall fail to commence construction within 30 days or shall fail to complete site restoration within 30 days, as provided in this section, then the applicant, owner or general contractor shall be subject to a special late work permit fee of \$250.00 per day until such work is completed. The village shall deduct such fee from the construction deposit provided by this Code.

The Director of Building may, at his discretion, extend the 30-day time limit to an additional 30 days upon special written request from the applicant, owner or general contractor.

Village right to enforce: Every permit authorizing demolition of a dwelling or structure issued pursuant to this Code, shall be conditioned on the agreement of the applicant, owner or general contractor of the subject property that if any work pursuant to a permit authorizing demolition of a dwelling or structure is undertaken in violation of any provision of this Code, then the village shall have the right at all times, but not the obligation, to enter onto the subject property and to cause any and all work to be

done and actions to be taken to cure such violation. The applicant, owner or general contractor of the subject property shall be jointly and severally responsible for all costs and expenses incurred by the village, including without limitation attorney's fees and administrative expenses, in causing such cure. The village shall have the right, at its option, to draw on the construction deposit provided by this Code, or to demand payment directly from the applicant, owner or general contractor, for the cost of such village work, including without limitation legal fees and administration expenses, based either on costs actually incurred by the village or on the village's reasonable estimates of costs to be incurred. The village shall give a written or oral 24-hour notice and an opportunity to cure to the applicant or owner/general contractor before taking such action; provided, however, that no such notice and opportunity to cure shall be required in the event of repeated violations or in the event that a condition on or near the subject property poses, in the determination of the village, a threat of any kind to the public health and safety.

- (16) *Public sidewalks.* The public sidewalk shall not be removed unless required for construction purposes or if the public sidewalk can be replaced and open to foot traffic within 30 days. When a public sidewalk is removed for construction purposes such as utility or driveway, only the area of the public sidewalk requiring the work shall be removed. This area shall be replaced with compacted stone (three-inch base and CA6 top—six inches) within seven days of the completion of the utility or driveway work and shall have a new public sidewalk installed within 90 days of removal, weather permitting.

Whenever a public sidewalk is closed to pedestrian traffic the area shall be marked by barricades on both sides of the area where work is being performed. If, in the opinion of the Director of Building or designee, pedestrians need to be informed of the closure, additional barricades with signage will be erected at locations selected by the Director of Building or designee.

- (17) *Construction site signage.* Construction signage shall be placed on all new residential construction.

The builder or developer shall place a construction information sign on the jobsite inside the construction fence on private property clear of any clear line of sight areas. The sign face shall be a minimum of 20 inches tall and 28 inches long and no larger than 48 inches tall and 96 inches long. This informational sign shall have lettering large enough to be read from the street curb. This sign is to be erected prior to the start of any construction and shall come down at issuance of the certificate of occupancy or completion. This sign shall have the following minimum information:

Address of site

Name of builder and/or developer

Twenty-four hour telephone contact number of builder.

The second sign shall be provided by the Village of Lombard and sold to the builder at the village's cost, rounded to the next whole ten dollars. The sign is to be attached to the construction safety fence on the street side clear of any clear line of site areas and facing the street. The sign is to be attached prior to demolition or construction and will be removed at the time the safety fence is removed. The sign is the property of the builder and may be reused until the information on the sign is no longer valid or legible. From the time the builder is notified he/she will have 30 days to replace the obsolete sign. The sign will have the following information:

Construction code of conduct

Village of Lombard's Building Division telephone number

Village of Lombard's website

Twenty-four hour village contact number

Emergency contact number

- (18) *Hours of construction.*

See § 93.02(B) of the Lombard Village Code.

(B) Applies to townhouses (attached single family residences) and use group R-3.

- (1) All dwelling units shall have attached garages and constructed above curb grade.
- (2) Dwelling units shall be separated vertically by an accepted two hour wall assembly similar to UL Design U 301 and as approved by the Building Division.
- (3) Dwelling units shall be separated horizontally by an accepted two hour floor-ceiling assembly similar to UL Design L 518 and as approved by the Building Division.
- (4) Attic space shall be separated vertically by an accepted one-hour wall assembly similar to UL Design U 305 and as approved by the Building Division.
- (5) Garage doors, common with dwelling units shall be equipped with a closer.
- (6) The requirement of attached garages may be waived by the Director of Building or designee when approved on-site parking facilities are provided.

(C) ~~Reserved. Applies to Residential and Commercial Fences.~~

~~(1) Minimum depth for post holes is 36 inches below grade.~~

~~(2) Fence Construction and Materials - See § 155.205 of the Lombard Village Code.~~

(D) One-story frame detached garages and accessory structures.

- (1) Construction to follow Chapters 4, 6, 7, 8 and 9 and Village of Lombard minimum construction specification and detail sheet.
- (2) Delete Section 403.1.4 Minimum depth, for single story detached garages only.

(Ord. 5290, passed 5/15/03; Ord. 5481, passed 5/6/04; Ord. 6439, passed 2/4/10; Ord. 6602, passed 4/7/11; Ord. 6710, passed 4/19/12) (Ord. 2561, passed 10-28-82; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7937, § 1, 3-18-21; Ord. No. 8116, § 1, passed 1-5-23; Ord. No. 8224, § 1(Exh. A), passed 12-21-23)

Editor's note(s)—Ord. No. 8224, § 1(Exh. A), passed December 21, 2023, amended the title of § 150.040 by changing "residential" to "construction."

Cross reference(s)—Penalty, see Section 150.999.

§ 150.041 Exceptions to general construction requirements.

Provided that the construction of the building meets all of the following requirements, the restrictions set forth in § 150.040(C)(1) and (2) shall be amended to read:

- (A) Access for emergency vehicles is provided to both the front and rear of the ~~building;~~building.
- (B) A minimum eight-inch diameter watermain is looped around the building, with fire hydrants spaced as approved by the Fire ~~Chief;~~Chief, or designee.
- (C) The building is constructed of non-combustible materials (i.e. masonry construction using metal studs);].
- (D) The building is protected by an approved automatic sprinkler system designed to meet, at a minimum, NFPA ~~13R;~~13R.
- (E) Each townhome unit within the building is separated by a two-hour rated masonry firewall, from the foundation to the underside of the roof deck, with factory fire retardant treated ~~decking;~~decking.

(F) A place of refuge shall be provided from the third floor of the buildings.

(Ord. 4828, passed 6/15/00; Ord. No. 8116, § 1, passed 1-5-23)

Editor's note(s)—Ord. No. 8116, § 1, passed January 5, 2023, amended the title of § 150.041 by changing "special residential" to "general construction."

ARTICLE V. INTERNATIONAL ENERGY CONSERVATION CODE

§ 150.045 Adoption by reference; amendments.

- (A) There is hereby adopted by the village a certain code known as The International Energy Conservation Code, latest edition as adopted by the State of Illinois, developed by International Code of Council is hereby adopted by reference. The terms and conditions of the latest edition are hereby to be in full force and effect as adopted by the village in its entirety and subject to any amendments made thereto.

ARTICLE VI. ILLINOIS STATE PLUMBING CODE

§ 150.050 Adoption by reference; amendments.

- (A) The Illinois State Plumbing Code. There is hereby adopted a certain code known as the "Illinois State Plumbing ~~Code~~Code", latest edition as adopted by the Illinois Department of Health, for the purpose of prescribing regulations for plumbing fixtures, materials, and design and installation methods as minimum standards for plumbing in the Village of Lombard. Said "Illinois State Plumbing Code, latest edition" is hereby adopted by reference in its entirety, subject to those sections not adopted or amended pursuant to the provisions herein stated below of the Lombard Municipal Code.

Page 7 Appendix A Table A (Water Service)

Eliminate all material except: Type K copper

Ductile Iron

Page J 2 Section 890.1320 A 12 foot "suds zone" shall be installed at all commercial/multi-family buildings where a laundry stack is present. Suds zone shall tie in a minimum of 12 foot from closest fixture.

All rooms containing a washing machine located above finished space shall contain a floor drain.

Section 890. Appendix A Approved Materials for Building Sewer. The approved materials are the following items: 3) Cast Iron Soil 7) Polyvinyl Chloride (PVC) Pipe Specifically; SDR 26 PVC (Green. AWWA C900 (Blue), ASTM D2241 (White) 12) Identification of Piping Systems

Delete items: 1, 2, 4, 5, 6, 8, 9, 10, and 11

Amends Section 890. Appendix A. Table A of the ILPC

Pursuant to 17 Ill. Admin Code 3730.307(c)(4) and subject to the Illinois Plumbing Code (77 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill Adm. Code 892). all new and replacement plumbing fixtures and irrigation controllers installed after the effective date of this ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program) when such labeled fixtures are available.

- a. All grease interceptors shall be sized based on one hundred (100) percent of the connected fixtures' liquid-holding capacity. To determine the liquid holding capacity of the connected fixtures, the fixture

basin length is multiplied by the width then by the height in inches, then divided by 231. then divided by a 1-minute drain time. When two or more sinks or receptacles are connected to an interceptor the liquid-holding capacity shall be based on the combined volume of all the fixtures served as calculated above in addition to the flow rate of other fixture types per Section 890.TABLE R of the Illinois Plumbing Code as modified below multiplied by a one-minute drain time. For the purpose of sizing a hydro mechanical grease interceptor the resulting units are taken as gallons per minute, and for the purpose of sizing a gravity grease interceptor, as gallons.

All hydro mechanical grease interceptors shall bear a permanently affixed nameplate issued by a testing laboratory acceptable to the authority having jurisdiction which shall serve as the manufacturer's certification that the interceptor has been tested and certified for the specified flow rate. The nameplate shall be permanently marked with the manufacturer's name, the flow rate in gallons per minute, the grease capacity in pounds or the actual retained grease at breakdown, and the inlet and outlet sizes.

This code shall not prohibit the installation of two grease interceptors installed in a parallel system as long as each interceptor is properly sized as required in Section 890.510 (a)(2)(i) for the connected fixture holding capacity.

Each FSE shall have a control manhole or sampling chamber installed and located at a point downstream of the GRS.

All kitchen drains and any other drains that may carry grease-laden waste shall be connected to this GRS, this includes but is not limited to: vegetable sinks, prep sinks, pre-rinse sinks, wok lines hand sinks, mop basins, floor drains, and bar sinks. No domestic sewage shall be routed to the GRS.

If a Commercial Dishwasher is to be connected to a grease interceptor, it must either be a separate grease interceptor with no other fixture connected to it and sized for the dishwasher, or a grease interceptor that is 500 gallons or larger.

The Illinois Plumbing Code Section 890.510(a)(3) prohibits as interceptor from accepting waste from a food waste disposal, therefore, food waste disposals are prohibited from being installed in FSE's as all fixtures and drains that may waste fats, oils, and grease must be connected to an interceptor.

(Ord. 6602, passed 4/7/11; Ord. No. 7138, 1, passed 10-15-15; Ord. No. 7348, § 1, passed 4-6-17; Ord. No. 8117, § 1, passed 1-5-23)

ARTICLE VII. [STORM WATER DRAINAGE FOR BUILDINGS]³

§ 150.055 Storm water drainage for buildings.

Adopt Chapter 11 (Storm Drainage) of the 2024 International Plumbing Code

³Editor's note(s)—Ord. No. 7138, 1, passed Oct. 15, 2015, repealed the former Art. VII, § 150.055, in its entirety. The former Art. VII, § 150.055 pertained to International Plumbing Code—2012 Edition and derived from Ord. No. 6710, 1, passed 4-19-12 and Ord. No. 7061, Exh. A, passed 4-2-15.

Editor's note(s)—Due to a duplication of the section number 150.070 in this chapter, this § 150.070 was renumbered as § 150.055, at the editor's discretion, as part of Supplement 3, update 3.

ARTICLE VIII. NATIONAL ELECTRICAL CODE—2023

§ 150.060 Establishment of rules and regulations of electrical installation.

The National Electrical Code (2023 edition), as hereby amended and as modified by this Chapter, shall establish the rules and regulations of electrical installations in the village.

(Ord. No. 7137, 1, passed 10-15-15; Ord. No. 7793, § 1, passed 3-5-20; Ord. No. 8313, § 1(Exh. A), passed 12-5-24)

§ 150.061 Definition.

For the purpose of this Chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Communications contractor is one that installs only Class 2 or Class 3 type wiring as defined in Articles 725.1 and 725.2 of the National Electrical Code (2023 Edition) (NEC), and only that portion of the wiring system between the load side of a Class 2 or Class 3 power source and the connected equipment.

Electrical contractor as used in this Chapter means any person, firm or corporation engaged in the business of installing or altering, by contract or otherwise, electrical equipment for the utilization of electricity supplied for light, heat or power or other installations covered in Article 90.2, Scope of the National Electrical Code (2023 Edition); but "electrical contractor" does not include employees of such contractor who perform or supervise such work.

(Ord. 5481, Passed 5/6/04; Ord. 6522, passed 9/16/10; Ord. No. 7137, 1, passed 10-15-15; Ord. No. 7793, § 1, passed 3-5-20; Ord. No. 8313, § 1(Exh. A), passed 12-5-24)

§ 150.062 Electrical contractors and communications contractor requirements.

It is unlawful for any person, firm or corporation to engage in the business of electrical contractor or communications contractor within the Village, without meeting the provisions as set forth below.

- (A) *Registration and Insurance.* Any person, firm or corporation desiring to engage in the business of an electrical contractor or communications contractor shall meet the registration and insurance requirements as set forth within Section 150.143.
- (B) *Use of permit issued to another.* It shall be unlawful for any person to install, alter or repair any electrical wires or apparatus by authority of a permit issued to and for the use of some other person.
- (C) *Permit for person not entitled to one.* It shall be unlawful for any registered Electrical or Communications Contractor to secure or furnish a permit for the installation, alteration, and repair of electrical wires and apparatus to any person not entitled to such permit under the regulations of this Chapter.
- (D) *Revocation of permits.* The Director of Building or designee is authorized to revoke any permit or certificate obtained by fraud, misrepresentation, or in any way contrary to the provisions of the electrical regulations of this Chapter, for installation, alteration, repair and use of any electrical conductors, electrical equipment, signaling & communications conductors and equipment, and fiber optic cables and raceways.

(Ord. 6522, passed 9/16/10; Ord. 6832, passed 5/17/13; Ord. No. 7137, 1, passed 10-15-15; Ord. No. 7890, §§ 1, 3, passed 12-3-20)

§ 150.063 Permit required.

No person shall install any electrical conduits, electrical wires, electrical equipment, apparatus or communications, data, computer or fiber optics cables, conduits, equipment or apparatus in any building or structure, for which a permit is required, until such permit shall have been secured. In case any work is begun without a permit authorizing said work, the Director of Building or designee shall have the power to stop said work and order all persons engaged therein to stop and desist until the proper permit is secured.

Underground installations in the parkway area require an additional permit (right-of-way permit) from the Village of Lombard Public Works Department.

(Ord. 6522, passed 9/16/10)

§ 150.064 Disconnection of electrical services.

- (A) If any person violates the provisions of this Chapter or maintains any electrical wiring or apparatus or communication, data, computer, or fiber optic cable or equipment found to be dangerous to life and property, the Director of Building is hereby empowered to cut-off or otherwise disconnect current to said electrical wires or apparatus.
- (B) Any person having been stopped from installing electrical work as outlined in § 150.063 shall, when securing the permit to continue, pay double the permit fees as a penalty.

(Ord. 6522, passed 9/16/10; Ord. No. 7137, 1, passed 10-15-15)

§ 150.065 Permit fees.

All fees for inspection shall be in accordance with schedules under § 150.140.

§ 150.066 Adoption by reference amendments, additions, and deletions.

- (A) The National Electrical Code (2023 edition), as amended, is adopted by reference as modified by this Chapter.

In the event any provisions, Articles, wording, and the like, of the National Electrical Code (2023 edition), as amended, are in conflict with any ordinances, amendments, and/or addendums, as recognized and approved by the Electrical Commission of the Village of Lombard and/or as adopted by the Village of Lombard, or in conflict with the state law, the most restrictive provisions, Articles, wording, and the like, shall prevail.

Wiring methods and/or materials listed by the National Electrical Code (2023 Edition), but amended, deleted, prohibited or requiring special expressed written permission (SEWP) by this Chapter as noted in subsections (B), (C), (D) below shall be considered to be amended, deleted, prohibited or requiring special expressed written permission (SEWP) where ever and there after mentioned or referenced in the National Electrical Code (2023 edition).

- (B) The following Articles, or portions thereof, of the National Electric Code (2023 Edition) shall be deleted for the purpose of this Chapter:

Section 230.41. Ex.(4)

Aluminum wire is not allowed, except AA-8000 series electrical grade aluminum conductors are approved for outside use to feed an electric meter only.

Article 320

Armored Cable: Type AC

Article 322

Flat Cable Assemblies: Type FC

Article 324

Flat Conductor Cable: Type FCC

Article 334

Nonmetallic Sheathed Cable: Type NM, NMC, & NMS

Article 338

Service Entrance Cable: Type SE & USE

Article 362

Electrical Nonmetallic Tubing: Type ENT

Article 394

Concealed Knob & Tube

Article 330

Metal Clad Cable: Type MC when extended a length of greater twenty (20) feet per circuit.

- (C) Certain constructions recognized by the National Electrical Code (NEC) shall only be permitted with the special expressed written permission (SEWP) of the Building Division of the Community Development Department.
- (D) The following Articles or Sections of the National Electric Code (2023 Edition) are amended as follows:

Section 110.14 Electrical Connections. (Add the following:)

- (A) *Terminals*. The use of stab type screwless pressure terminals of the conductor push-in type is prohibited.
- (B) *Splices*. The use of device terminals for splicing is strictly prohibited.

Section 210.12 Arc-Fault Circuit Interrupter Protection. (Add the following:)

Exception No. 1 to 210.12(A), (B), (C), (D), and (E): it shall be permitted to omit AFCI protection for the portion of the branch circuit enclosed in rigid metal conduit (RMC), intermediate metal conduit (IMC), electrical metal tubing (EMT) along with metal outlet and junction boxes.

Section 210.19 Conductors—Minimum Ampacity and Size. (Add the following:)

- (1) General. All branch circuits shall be wired with copper conductors only.

Article 210

III. Required Outlets

Section 210.52

- (G) (3) Where an installation includes a sump pump or pumps and an ejector pump or pumps, each pump shall be provided an Individual Branch Circuit (dedicated circuit) compliant with Section 210.21(B)(1), (2) and (3). That is, a receptacle with a rating of not less than the branch circuit rating (usually 20 amperes) and compliant with Section 210.8(D)#6 and 422.5(A)#6, (GFCI protected) and with Section

406.12, TR (Tamper Resistant). Where in wet locations Section 406.9(B) WR (Weather Resistant) outlets are required in addition to "In Use" covers.

Exception: A single receptacle (Simplex type and rated for the branch circuit ampacity) installed exclusively for sump pump or pumps and ejector pump or pumps, no GFCI protection is required, amending 210.8(D)#6 and 422.5(A)#6.

Section 230.1 Scope (Add the following:)

A maximum of one electric service shall be allowed per single family, two family or townhome lot.

Whenever a service is revised or replaced, all current pertinent provisions of this Chapter shall apply.

All service and feeder conductors shall be copper. It is intended that all electrical conductors be copper.

Section 230.43 Wiring Methods for 600 Volts, Nominal, or Less. (Delete the following methods:)

(1) Open Wiring on insulators; (2) TYPE IGS Cable; (5) Electrical metallic tubing; (6) Electrical Nonmetallic Tubing; (7) Service-entrance cables; (13) Type MC cable; (14) Mineral-insulated, metal-sheathed cable; (15) Flexible metal conduit and LFMC, Liquidtight flexible metal conduit; (16) Liquid tight flexible nonmetallic conduit; (17) High density polyethylene conduit (HDPE); (18) Nonmetallic underground conduit with conductors (NUCC); (19) Reinforced thermosetting resin conduit (RTRC); (20) Type TC-ER cable where identified for use as service entrance conductors; (21) Flexible bus system.

Section 230.70 General.

(A) Location.

- (1) Readily Accessible Location. (Amend to read as follows:) The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure, or inside nearest the point of entrance of the service conductors, in any case within five (5) feet of conduit and conductor entrance to the building.

Section 250.64 Grounding Electrode Conductor Installation. (Delete (A) and (B) and replace with the following:)

(A) Only Copper grounding and bonding conductors are allowed.

(B) Securing and Protection from Physical Damage. A grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. All grounding electrode conductors shall be in an approved raceway. The following raceways shall be approved: rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit (Schedule 80) for exterior use; electrical metallic tubing or cable armor for interior use. (C), (D), (E), & (F), (Retain NEC text.)

Article 340 (Add the following:)

UF & BC Cable: Type UF

Approved for use only in exterior underground installations without Special Expressed Written Permission (SEWP); all other uses require SEWP. Article 340 otherwise applies entirely.

Article 348 (Add the following:)

Flexible Metal Conduit: Type FMC

Not approved for use as a general wiring method. Article 348 otherwise applies entirely.

Article 350 (Add the following:)

Liquidtight Flexible Metal Conduit: Type LFMC

Not approved for use as a general wiring method. Article 350 otherwise applies entirely.

Article 352 (Add the following:)

Rigid Nonmetallic conduit: Type RNC

Not approved for use as a general wiring method. Approved for use only in exterior underground installations without Special Expressed Written Permission (SEWP); all other uses require (SEWP).

Article 352 otherwise applies entirely.

Article 366 (Add the following:)

Auxiliary gutters: Metal only are allowed. Article 366 otherwise applies entirely.

Section 545.4 Manufactured Building—Wiring methods.

(Replace (A) and (B) with the following):

Only wiring methods and materials previously approved by this Chapter shall be authorized for use in manufactured buildings, except that those constructions which require Special Expressed Written Permission (SEWP) for use may be considered on a case by case basis.

Section 600.21 Ballasts, Transformers and Electronic Power Supplies.

(A) Accessibility. (Add the following:)

A code approved enclosure designed for that purpose including a self-contained disconnecting means or a disconnecting means installed within (3) three feet and in sight is required.

Exception: A single receptacle (Simplex type and rated for the branch circuit ampacity) installed exclusively for sump pump or pumps and ejector pump or pumps, no GFCI protection is required, amending 210.8.

(Ord. 3267, passed 6/21/90; Ord. 5481, passed 5/6/04; Ord. 6522, passed 9/16/10; Ord. 6832, passed 5/17/13; Ord. No. 7137, 1, passed 10-15-15; Ord. No. 7284, § 1, passed 10-20-16; Ord. No. 7793, § 1, passed 3-5-20; Ord. No. 8118, § 1, passed 1-5-23; Ord. No. 8313, § 1(Exh. A), passed 12-5-24)

ARTICLE IX. INTERNATIONAL MECHANICAL CODE—2024 EDITION

§ 150.070 Adoption by reference; amendments.

(A) There is hereby adopted by the village a certain code known as The International Mechanical Code, 2024 edition developed by International Code of Council is hereby adopted by reference. The terms and conditions of the 2024 edition are hereby to be in full force and effect as adopted by the village in its entirety and subject to any amendments made thereto.

(B) The International Mechanical Code, 2024 edition, adopted pursuant to division (A) above, is amended as follows:

101.1 Insert: The Village of Lombard

103.1 Insert: "Building Division".

108.2 Insert: See the Village of Lombard Ordinances, Section 150.141, Permit Fees.

108.6 Fee Refunds: Delete entire Section and insert: See section 150.142, Division (B) for fees.

112 Means of Appeal; Delete this Section entirely.

114.4 Insert: misdemeanor, \$750.00, and 0 days

115.4 Delete "Subject of fines established by the authority having jurisdiction." and Insert "Liable for a fine of not less than \$50.00 or more than \$750.00

201.3 Insert the following at the end of paragraph: All references to the ICC Electrical Code shall be deleted and replaced with the National Electric Code and all references to the International Plumbing Code shall be deleted and replaced with the Illinois State Plumbing Code.

202 Insert: Maximum Fixture Flow: Closed System Air Conditioning Units. Installation of closed system air conditioning units shall be required when the builder specifies air conditioning on all new construction and in all new remodeling

Underground HVAC and Duct and Fittings: All underground air ducts and fittings constructed are used within the Village are to be manufactured and tested to meet the requirements contained in the Underwriters Laboratories 181, Standard for Factory Made Air Ducts and Connectors

Flexible Duct: Any flexible duct used or constructed within the Village shall be Underwriters Laboratories listed 181-Class 1, NFPA 90A and 90B, with a minimum six-inch water gauge and a maximum six foot length.

306.3.2 Any furnace placed in an attic shall be installed in an enclosed area with insulation meeting the current energy code, ½" drywall on all sides and ceiling, a ¾" plywood floor, a floor drain, a light, a GFI receptacle, and a smoke detector. Access to the furnace shall be made with a minimum of pull down stairs.

Appendix B:

Delete "Recommended Permit Fee Schedule" and insert: See the Village of Lombard, permit fees, Section 150.141.

(Ord. 2830, passed 2/27/86) (Ord. 3221, passed 3/1/90; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20)

ARTICLE X. INTERNATIONAL FUEL GAS CODE—2024 EDITION

§ 150.071 Reserved.

§ 150.072 Adoption by reference, amendments.

- (A) There is hereby adopted by the village a certain code known as The International Fuel Gas Code, 2024 edition developed by International Code of Council is hereby adopted by reference. The terms and conditions of the 2024 edition are hereby to be in full force and effect as adopted by the village in its entirety and subject to any amendments made thereto.

101.1 Insert: "Village of Lombard"

(Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20)

ARTICLE XI. ASME/ANSI ELEVATOR CODE

§ 150.075 Adoption by reference; amendments.

The adoption of the Elevator Code. ASME/ANSI Safety Code for Elevators and Escalators (ASME A17.1 2007/CSA B44-07 as amended by ASME A17.1a-2008/CSA B44a-08 and ASME A17.1b-2009/CSA B44-b-09 and performance base Safety Code for Elevators and Escalators (ASME a17.7/CSA B44.7-07) as adopted by the State of Illinois, shall hereby govern the design, construction, installation, operation, inspection, testing, maintenance, alteration, and repair, is adopted by reference with the following amendments:

MACHINERY AND EQUIPMENT FOR ELECTRIC ELEVATORS

Section 204 Car Enclosures, Car Doors and Gates, and Car Illumination, Rule 204.7a Illumination and Outlets Required (3) passenger and freight elevators shall be provided with a standby (emergency) lighting power source...

Section 306 Operating Devices and Control Equipment, Rule 306.2 Top-Of-Car Operating Devices. Top-Of-Car operating devices shall be provided and shall conform with the requirements of Rule 210.1d., (Except for uncounterweighted elevators having a rise of not more than 15 feet; Delete Exception).

PRIVATE RESIDENTIAL ELEVATORS

ASME/ANSI A17.1a—1988 ADDENDA

Rule 102.2, Installation of Pipes or Ducts Conveying Gases, Vapors or Liquids in Hoistways, Machine Rooms or Machinery Spaces; paragraph (C) be amended by adding sub-paragraph (6) as follows:

- (6) Automatic Sprinklers installed in hoistway pits shall not be subject to the restrictions delineated in paragraph (C), sub-paragraphs (1) through (5) inclusive.

(Ord. 3244, passed 4-19-90)

§ 150.076 Reserved.

§ 150.077 Reserved.

§ 150.078 Reserved.

§ 150.079 Reserved.

§ 150.080 Accessibility requirements.

Accessibility Requirements. All passenger elevators shall comply with the "Environmental Barriers Act" (EBA) (410 ILCS 25/1 et seq.). January 3, 1997.

One elevator in any building having one or more elevators shall be designed to accommodate a Fire Department stretcher (cab size shall be a minimum of 6'8" in width and 4'3"5'5" in depth and have a side opening door of 3'6" min in width). The above is not applicable to one and two family residences.

(Ord. 3244, passed 4/19/90; Ord. 5481, passed 5/6/04.)

ARTICLE XII. FEDERAL ADA STANDARD—CURRENT

§ 150.085 Adoption by reference.

ARTICLE XIII. ILLINOIS ACCESSIBILITY CODE—CURRENT

§ 150.088 Adoption by reference.

ARTICLE XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE—2024 EDITION

§ 150.090 Title; scope.

This subchapter shall be known as the Basic Minimum Property Maintenance Code and shall apply to all structures and properties, including all dwelling units for human occupancy.

(Ord. 2561, passed 10-28-82; Ord. No. 8017, § 3, passed 12-16-21)

§ 150.091 Adoption by reference.

The International Property Maintenance Code 2024 edition as published by the International Code Council, is hereby adopted by reference as the Minimum Property Standards Code of the village, subject to any amendments made thereto and as enumerated in Section 150.092 hereof.

(Ord. 2561, passed 10-28-82; Ord. 5481, passed 5-6-04; Ord. 6603, passed 4-7-11; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20; Ord. No. 8017, § 3, passed 12-16-21)

§ 150.092 Additions and deletions.

The provisions of this section shall supersede and amend the provisions of the code hereby adopted in Section 150.091:

- A. All words and terms used in said International Property Maintenance Code shall be defined pursuant to the provisions of the village zoning ordinance; provided, however, that a word or term not defined in said zoning ordinance shall be defined as per Article 2 of said International Property Maintenance Code. The Board of Appeals of the Village shall constitute the Appeal Board designated in Section PM-111.2, et seq.
- B. Section 101.1 Insert; The Village of Lombard.
- C. Section 103.1 Delete "Department of Property Maintenance Inspection" and insert Building Division."
- D. Section 106.4; See the fee and penalty sections of these ordinances.
- E. Sections 110.1 to 110.1 inclusive and entitled "Demolition" are hereby deleted. Refer to Section 150.206 for demolition provisions.
- F. Section PM-304.14 Add the following dates: June 1 through November 1.
- G. Section PM-304.4.1 All property owners that have elevated parking structures constructed prior to 2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer by December 31, 2012, and shall be inspected every 10 years thereafter. All property owners that have elevated parking structures constructed in or after

2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer and the Engineer's report submitted to the Village no later than ten (10) years from the date the construction of the structure was completed. Or by December 31, 2012, whichever is last. The cost of the inspection shall be at the expense of the building owner.

- H. Section PM-304.4.2 All property owners that have buildings constructed using wood "bow-string-roof-trusses" shall have the trusses inspected under the direction of an Illinois Licensed Structural Engineer by December 31, 2011, and shall be inspected every 10 years thereafter. The engineers report will need to be submitted to the Lombard Building Division by December 31, 2011. The cost of the inspection shall be at the expense of the building owner.
- I. Section PM-304.4.3 All property owners of buildings constructed of four stories or more above grade and built prior to 1997 shall have the building's structural frame visually inspected under the direction of a Structural Engineer by December 31, 2022, and shall be inspected every 10 years thereafter. This inspection activity shall include at a minimum the visual inspection of the "frame structure" as define by the *International Building Code* to ensure the structure can continue to support all designed loads. The owner shall submit the Structural Engineer's completed report to the Community Development Department no later than December 31, 2022. The cost of the inspection shall be at the expense of the building owner. All buildings four stories or more completed on or after January 1, 1997 shall be required to complete the same inspection and report requirements beginning 25 years after the construction of the building was completed and a Certificate of Occupancy was issued by the Village.
- J. Section PM-602.3 Add the following dates: September 15 through June 1.
- K. Section PM-602.4 Add the following dates: November 1 through June 1.

(Ord. 5481, passed 5-6-04; Ord. 6603, passed 4-7-11; Ord. 6710, passed 4-19-12; Ord. No. 8016, § 1, passed 12-16-21; Ord. No. 8017, § 3, 12-16-21)

ARTICLE XV. NFPA 101 LIFE SAFETY CODE

§ 150.102 Title; scope.

This subchapter shall be known as the Life Safety Code and shall apply to the function, design, operation, and maintenance of all existing buildings and structures for safety to life from fire and similar emergencies.

§ 150.103 Adoption by reference.

- (A) The village hereby adopts the most current version of "The Life Safety Code", NFPA 101 2015 Edition adopted by the State of Illinois as published by the National Fire Protection Association for the purpose of regulating and governing the safeguarding of life and property from fires 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. The terms and conditions of the State of Illinois's edition are hereby to be in full force and effect as adopted by the village and subject to any amendments made thereto.
- (B) Not less than three copies of the code hereby adopted in subsection (A) above, in book form, have been filed in the office of the Village Clerk for use and examination by the public at least 30 days prior to the adoption of this Chapter, and that not less than three copies of said code are now filed in the office of the Village Clerk.

-
- (C) Where differences occur between the provisions of this Code, the International Fire Code and the referenced standards, the most restrictive shall apply.

Section 1.3.1 Change to read as follows: Existing Buildings and Structures. The code shall apply to existing buildings and structures.

(Ord. 2709, passed 4/19/12; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7854, § 1, passed 9-3-20)

ARTICLE XVI. INTERNATIONAL FIRE CODE—2024 EDITION

§ 150.104 Bureau of fire prevention.

- (A) There is hereby established a Bureau of Fire Prevention designated as a Division of the Fire Department and operated under the direction and supervision of the Fire Chief or his designee. The Fire Chief shall be appointed by the Village Manager on the basis of examination to determine his qualifications and will be governed by appropriate state statutes.
- (B) Any reference to the Fire Code Official in the 2024 edition of the International Fire Code shall be read as meaning the Fire Chief or other designated authority.
- (C) The Fire Chief or his designee may detail such members of the Bureau of Fire Prevention as inspectors as shall from time to time be necessary.
- (D) A change of occupancy or use of any commercial structure or space shall require a Certificate of Compliance from the Bureau of Fire Prevention before any occupancy whatsoever shall be permitted whether whole or in part.

(Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7853, § 2, passed 9-3-20)

§ 150.105 Adoption by reference; amendments.

- (A) There is hereby adopted by the village a certain code known as "The International Fire Code", 2024 edition, including Appendix Chapters B, D, F and H as published by the International Code Council for the purpose of regulating and governing the safeguarding of life and property from fires 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. The terms and conditions of the 2024 edition are hereby to be in full force and effect as adopted by the village in its entirety and subject to any amendments made thereto.
- (B) Not less than three copies of the code hereby adopted in subsection (A) above, in book form, have been filed in the office of the Village Clerk for use and examination by the public at least 30 days prior to the adoption of this Chapter, and that not less than three copies of said code are now filed in the office of the Village Clerk.
- (C) "The International Fire Code, 2024 edition", adopted pursuant to subsection (A) above, is amended as follows:

Sec. 101.1 Insert Village of Lombard

Section 102.7.1 Change: to read as follows: Where differences occur between the provisions of this code and the referenced standards, the NFPA 101, Life Safety Code, the most restrictive shall apply.

Section 104.1 shall read as follows: The Fire Code Official acting as the authority having jurisdiction, shall have the authority to adopt and promulgate rules and regulations, to interpret and complement the provisions of this code

and other applicable Ordinances, Codes and Standards, and to secure the intent thereof, and to designate requirements applicable because of local and climatic, and other conditions. Such rules shall not have the effect of waiving any fire and life safety requirements specifically provided in this Code or in any other applicable Ordinance, Code or Standard or of violating accepted engineering practice involving public safety.

Section 104.9 Add the following to the end of the last sentence...and approved in writing by an appropriate registered state licensed design professional.

Section 105.1.2 Types of Permits. Change (1) to read as follows; Operational Permit. An operational permit allows an applicant to conduct an operation(s) for which a permit is required by Section 105.5 in accordance with the schedule as outlined in the fee ordinances. A permit fee shall be charged annually for each type of operational permit in accordance with the schedule as outlined in the fee ordinances. A permit shall constitute permission to maintain, store or handle materials; or to conduct processes which produce conditions hazardous to life or property.

DESCRIPTION	PERMIT REQUIRED (yes or no)	PERMIT FEE	IFC CODE REFERENCE
An operational permit is required to manufacture, store or handle an aggregate quantity of Level 2 or Level 3 aerosol products in excess of 500 pounds (227 kg) net weight.	Yes	\$75	105.5.2
A permit is required to install stationary lead-acid battery systems having a liquid capacity of more than 50 gallons (189 L).	Yes	\$75	105.5.14 1207
An operational permit is required to store, handle or use cellulose nitrate film in a Group A occupancy	Yes	\$75	105.5.6
An operational permit is required to operate a grain elevator, flour starch mill, feed mill, or a plant pulverizing aluminum, coal, cocoa, magnesium, spices or sugar, or other operations producing dusts as defined in Chapter 2	Yes	\$75	105.5.7
An operational permit is required for the storage and handling of combustible fibers in quantities greater than 100 cubic feet (2.8 m3). <i>Exception: A permit is not required for agricultural storage.</i>	Yes	\$75	105.5.8
An operational permit is required for the storage, use or handling at normal temperature and pressure (NTP) of compressed gases in excess of the amounts listed below. Exception: Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.	Yes	\$75	105.5.9
PERMIT AMOUNTS FOR COMPRESSED GASES			
TYPE OF GAS	AMOUNT (cubic feet at NTP)		
Carbon dioxide used in carbon dioxide enrichment systems	875 (100 lb)		
Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications	875 (100 lb)		

Corrosive	200			
Flammable (except cryogenic fluids & liquefied petroleum gases)	200			
Highly toxic	Any Amount			
Inert & simple asphyxiate	6,000			
Oxidizing (including oxygen)	504			
Toxic	Any Amount			
An operation permit is required to produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of the amounts listed below: <i>Exception: Permits are not required for vehicles equipped for an using cryogenic fluids as a fuel for propelling the vehicle or for refrigerating the lading.</i>		Yes	\$75	105.5.11
TYPE OF CRYOGENIC FLUID				
	Inside Building (gals)	Outside Building (gals)		
Flammable	More than 1	60		
Inert	60	500		
Oxidizing (includes oxygen)	10	50		
Physical or health hazard not indicated above—	Any Amount			
An operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment		Yes	\$75	105.5.13
An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosive, explosive material, fireworks or pyrotechnic special effects within the scope of Chapter 56. <i>Exception: Storage of Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with Section 5606.</i>		Yes	\$75	105.5.16
An operational permit is required for floor finishing or surfacing operations exceeding 350 square feet (33 m2) using Class I or Class II liquids		Yes	\$75	105.5.19
An operational permit is required to operate a fruit-or crop-ripening facility or conduct a fruit-ripening process using ethylene gas.		Yes	\$75	105.5.20
An operational permit is required to operate a business of fumigation or thermal insecticidal fogging and to maintain a room, vault or chamber in which a toxic or flammable fumigant is used.		Yes	\$75	105.5.21

1. To operate use or operate a pipeline for the transportation within facilities of flammable or combustible liquids. This requirement shall not apply to the off-site transportation in pipelines regulated by the Department of Transportation (DOTn) nor does it apply to piping systems. 2. To store, handle or use Class I liquids in excess of 5 gallons (19 L) in a building or in excess of 10 gallons (37.9 L) outside of a building, except that a permit is not required for the following: 2.1 The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant or mobile heating plant, unless such storage, in the opinion of the code official would cause an unsafe conditions. 2.2 The storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for maintenance, painting or similar purposes for a period of not more than 30 days. 3. To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons (95 L) in a building or in excess of 60 gallons (227 L) outside a building, except for fuel oil used in connection with oil-burning equipment. 4. To store, handle or use Class IIIB liquids in tanks or portable tanks for fueling motor vehicles at motor fuel-dispensing facilities or where connected to fuel-burning equipment. 5. To remove Class I or Class II liquids from an underground storage tank used for fueling motor vehicles by any means other than the approved, stationary on-site pumps normally used for dispensing purposes. 6. To operate tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used. 7. To install, alter, remove, abandon, place temporarily out of service (for more than 90 days) or otherwise dispose of an underground, protected above-ground or above-ground flammable or combustible liquid tank 8. To change the type of contents stored in a flammable or combustible liquid tank to a material which poses a greater hazard than that for which the tank was designed and constructed. 9. To manufacture, process, blend or refine flammable or combustible liquids. 10. To engage in the dispensing of liquid fuels into fuel tanks of motor vehicles at commercial, industrial,	Yes	\$75	105.5.18
--	-----	------	----------

governmental or manufacturing establishments in accordance with Section 5706.5.4 or to engage in on-demand mobile fueling operations in accordance with Section 5707. 11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft or other special equipment at commercial, industrial, governmental or manufacturing establishments in accordance with Section 5706.5.4, or where required by the fire code official, to utilize a ~~stite~~ <u>site</u> for on-demand mobile fueling.				
An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed below.		Yes	\$150	105.5.22
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS				
TYPE OF MATERIAL	AMOUNT			
Combustible liquids	See flammable and Combustible materials			
Corrosive Materials				
Gases	see compressed gases			
Liquids	55 gallons			
Solids	1000 pounds			
See Section 105.5.11				
55 gallons				
1000 pounds				
Flammable solid materials	100 pounds			
Unstable (reactive) Material				
	Liquids			
Class 4	any amount			
Class 3	any amount			
Class 2	5 gallons			
Class 1	10 gallons			
	Solids			
Class 4	any amount			
Class 3	any amount			
Class 2	50 pounds			
Class 1	100 pounds			
Water-Reactive Material				
	Liquids			
Class 3	any amount			
Class 2	5 gallons			
Class 1	55 gallons			
	Solids			

Class 3		any amount			
Class 2		50 pounds			
Class 1		500 pounds			
An operational permit is required for: 1. Storage and use of LP-gas. <i>Exception: A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less serving occupancies in Group R-3.</i> 2. Operation of cargo tankers that transport LP-gas.			Yes 0—499 gals 500 or more gals	0 \$75	105.5.30
An operational permit is required to melt, cast, heat treat or grind more than 10 pounds (4.54 kg) of magnesium.			Yes	\$75	105.5.32
An operational permit is required to store in any building or upon any premises in excess of 2,500 cubic feet (71 m ³) gross volume of combustible empty packing cases, boxes, barrels or similar containers, combustible pallets, rubber tires, rubber, cork or similar combustible material.			Yes	\$75	105.5.33
An operational permit is required for any organic-coating manufacturing operation producing more than 1 gallon (4 L) of an organic coating in one day.			Yes	\$75	105.5.39
An operational permit is required for storage or handling of more than 25 pounds (11 kg) of cellulose nitrate (pyroxylin) plastics and for the assembly or manufacture of articles involving pyroxylin plastics.			Yes	\$75	105.5.45
An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts that exceed 2,500 cubic feet (71 m ³) of total volume of scrap tires and for indoor storage of tires and tire byproducts.			Yes	\$75	105.5.50
An operation permit is required to store chips, hogged material, lumber or plywood in excess of 200 cubic feet (6 m ³).			Yes	\$75	105.5.54
Valet trash services:			Yes	\$75	105.5.58
General Requirements 1. An operational permit shall be applied for through the Lombard Fire Department, Fire Prevention Office, via an Alternate Method request in accordance with Section 104.7.4 of the 2024 IFC. 2. The building(s) must be equipped with an NFPA 13 or 13R sprinkler system. 3. The trash and associated containers shall not reduce the minimum required egress width for the specific building being served. 4. All trash shall be contained within the container and not set to the side or on top of the container. 5. The interior finish of the corridor shall meet the currently set or Class C rating as outlined in IFC Table 803.3.					

6. Each dwelling unit shall have an operational self-closing door from their living space to the corridor.			
Container Requirements 1. The containers shall not exceed 15 gallons in capacity. 2. The container shall have a self-closing lid. 3. The containers and lids shall be constructed of noncombustible materials or of combustible materials with a peak heat release rate not exceeding 300 kW/M2 where tested in accordance with the ASTM E1354 at an incident heat flux of 50 kW/M2 in the horizontal orientation.			
Collection Process 1. The trash or recyclable materials shall be placed in the approved container in the corridor no more than four hours prior to pick up. Emptied containers shall be removed from the corridor immediately upon pickup or as soon as the resident returns home. 2. Trash and recyclables shall fit completely within one container with the lid closed per dwelling unit. 3. Trash and recyclables not able to fit within the approved container shall be placed into the site's dumpster or trash collection receptacle and not in the corridor.			
All instances in which an operational permit is not applied for as well as situations not meeting the above outlined requirements will receive an Order to Comply in accordance with Section 104.6 of the 2024 International Fire Code, and have their permit revoked. Immediate removal of the service will be required at that point in time.			

Section 105.1.2; Delete 1.1 and 1.2

Sec. 105.2.4 Change to read as follows: Action on Application: Permit criteria as format shall be developed by the Fire Code Official or his/her designee based on an analysis of the specific application or use, applicable provisions of the code and/or available technical data. The Fire Code Official or his/her designee shall cause to be made necessary inspections and tests to assure the use and activities meet the permit criteria. Costs for such inspections, research and tests are the responsibility of the applicant.

Section 105.5 Change to read as follows: Required Operational Permits. The Fire Code Official is authorized and may issue permits and charge fees for the operations set forth in Sections 105.5.1 through 105.5.58. A fee for each permit shall be paid as required, in accordance with the schedule as outlined in the fee ordinances.

Section 112 Board of Appeals. Delete in its entirety.

Section 113.4 Insert the following: misdemeanor, \$750.00, 0 days.

506.1 Where Required. Change to read as follows: The Fire Chief or his/her designee shall require all new construction and existing buildings that are required to be equipped with an approved fire alarm system that consists of smoke and/or heat detection and all buildings or structures required to be equipped with automatic fire sprinkler or automatic fire extinguishing systems to have an approved key box system. The key box or boxes shall

be of an approved type and shall contain keys necessary to allow the fire department to gain immediate access to a building in emergency situations without forcible entry.

Add Section 506.3 Location. The installation of the approved key box or boxes shall be approved by the Fire Code Official or his/her designee.

Add Section 506.3.1 Each key shall be identified in an approved manner for quick use in case of emergency.

Add Section 506.3.2 Where possible, a single master key shall be provided.

Add Section 507.3.1 Fire Flow Method - The approved Fire flow method shall be determined by utilizing Appendix B as adopted.

Add Section 511 to read: Miscellaneous Provisions

Add Section 511.1 Hazardous Areas. Rooms used for storage, boiler or furnace rooms, fuel storage, ~~janitors~~janitor's closets, maintenance shops and laundry equipment without automatic sprinkler protection shall be separated from other building areas by assemblies having a fire resistance rating of not less than one hour with appropriate protection of openings into the rooms.

Section 901.6.3 is deleted in its entirety and replaced with the following: Records. Records of all fire protection and life safety systems and equipment inspections, tests, and maintenance required by this Code, State law and/or the standards referenced in Table 901.6.1, shall be maintained on the premises for a minimum of three (3) years, and shall be provided to the Fire Code Official by the property owner or the property owner's agent electronically filing the inspection report through the Village's fire inspection records management system. Once an inspection report is electronically filed as required by this Section and an administrative fee in the amount \$30.00 is paid by the property owner or the property owner's agent to the Village's third-party inspection records management vendor, the inspection report shall be reviewed by the Fire Code Official. Upon confirmation by the Fire Code Official that a property subject to inspection is in compliance with this Code, the Fire Code Official shall issue a certificate of compliance to the property owner or the property owner's agent. The purpose of the administrative fee charged pursuant to this Section is to cover the Village's internal and external administrative costs related to processing, reviewing and maintaining the filings required by this Section. Fire protection and life safety systems and equipment are identified as follows:

- (a) Fire Alarm;
- (b) Fire Sprinkler (wet, dry, or pre-action);
- (c) Engineered and Pre-Engineered Suppression Systems;
- (d) Fire Pump;
- (e) Commercial Kitchen Hood Suppression System; and

Add to end of the first paragraph at Section 901.7 Systems out of service. Automatic fire protection systems shall not be out of service for more than eight (8) hours for additions, alterations, maintenance or repairs without the approval of the Fire Code Official or his/her designated representative.

Section 903.4.3.1 Visual: Provide a weather resistant clear visual alarm device installed on the exterior wall of the building above the Fire Department connection (FDC) to activate upon fire sprinkler system water flow only.

Add Section 903.7 Additional Automatic Sprinkler System Design Requirements. All automatic sprinkler systems shall comply with the following additional design requirements:

1. The pressure used to design the sprinkler system shall be the actual municipal system pressure for the site less a factor of safety. The factor of safety shall be a minimum of 10 psi or 10 percent of the pressure required by this code, whichever is greater.

2. A floor plan showing the sprinkler and alarm zones shall be provided in the sprinkler riser room. The plan shall be affixed to the wall at a location approved by the fire code official.
3. A copy of the hydraulic nameplate with hydraulic calculations shall be provided on each design drawing for each hydraulically calculated area.

Add Section 907.1.3.1 Equipment: All fire alarm control panels or full function key enabled annunciator panels shall be of the addressable type and shall be installed within ten (10) feet of the main entrance or ~~with in~~within a location approved by the Fire Code official.

Section 907.4.2.4 Delete in its entirety.

Add Section 907.6.4.3 Zone Disconnection. All fire alarm systems shall be capable of disconnection of a zone at the control panel. Disconnection of a zone shall cause the fire alarm system to transmit a trouble signal.

Add Section 907.6.6.4 Wireless Radio Fire Alarm Systems. All new fire alarm systems shall transmit trouble, supervisory, and fire signals via a wireless transmitter in accordance with NFPA 72. Transmitter equipment shall be approved by the fire code official. When the system consists of addressable components (location, type, etc.) the information shall be transmitted to the monitoring station.

Section 907.6.6 change to read as follows: Fire Protection System Supervision: All required fire protection systems shall be supervised by and terminate with the Village of Lombard Communications Center (DUCOMM), or such other central station monitoring service in accordance with NFPA 72 and approved by the Fire Code Official.

Exceptions: Supervisory Service is not required for:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2024 Edition.
- (2) Automatic sprinkler systems protecting one- and two-family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Section 907.8 is amended by deleting the last sentence of said Section and adding the following to the end of said Section: Records. Records of all fire protection and life safety systems and equipment inspections, tests, and maintenance required by this Code, State law and/or the standards referenced in Table 901.6.1, shall be maintained on the premises for a minimum of three (3) years, and shall be provided to the Fire Code Official by the property owner or the property owner's agent electronically filing the inspection report through the Village's fire inspection records management system. Once an inspection report is electronically filed as required by this Section and an administrative fee in the amount \$30.00 is paid by the property owner or the property owner's agent to the Village's third-party inspection records management vendor, the inspection report shall be reviewed by the Fire Code Official. Upon confirmation by the Fire Code Official that a property subject to inspection is in compliance with this Code, the Fire Code Official shall issue a certificate of compliance to the property owner or the property owner's agent. The purpose of the administrative fee charged pursuant to this Section is to cover the Village's internal and external administrative costs related to processing, reviewing and maintaining the filings required by this Section. Fire protection and life safety systems and equipment are identified as follows:

- (a) Fire Alarm;
- (b) Fire Sprinkler (wet, dry, or pre-action);
- (c) Engineered and Pre-Engineered Suppression Systems;
- (d) Fire Pump;
- (e) Commercial Kitchen Hood Suppression System; and

Add Section 912.3.1 Standpipe Connection. The standpipe connection shall be 2 ½ inch male swivel connections with NST thread.

Add Section 912.3.2 Fire Department Connection. The Fire Department Connection shall be two 2 ½ inch female swivel connections with NST thread.

1009.1 Change to read as follows: Accessible means of egress required. Accessible means of egress shall comply with this section and the current version of the Illinois Accessibility Code. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress. Add Section 2301.7. Removal of Pumps: Upon the cessation of business of any automotive service station, the pumps used to dispense fuel shall be removed within 14 days of the cessation of business. Said requirements shall be abandonment or removal of underground tanks contained herein in Section 5704.2.13.

Section 202 Definitions. Add to the Fireworks definition: the term fireworks shall mean and include any explosive composition or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibitional nature by explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, sky rockets, Roman candles, bombs or other fireworks of like construction and any fireworks containing any explosive compound; or any tablets or other device containing any explosive substance, or containing combustible substances producing visual effects. The term "fireworks" shall not include snake or glow worm known as "party poppers", "booby traps", or "snappers", "trick matches", "cigarette loads" and "auto burglar alarms", toy pistols, toy canes, toy guns, or other devices in which paper or plastic caps containing twenty-five hundredths grains or less of explosive compound are used, provided they are so constructed that the hand cannot come in contact with the cap when in place for the explosion; and toy pistol paper or plastic caps which contain less than twenty-five hundredths grains of explosive mixture; the sale and use of which shall be permitted at all times.

Section 5704.2.13 is deleted with the following added: Underground tanks taken out of service shall be safeguarded or disposed of by any one of the three following methods:

- (a) Placed in a "temporarily out of service" condition. Tank shall be rendered "temporarily out of service" only when it is planned that they will be returned to active service within time limits established by the Chief of Fire Department, or pending removal or abandonment within 45 days. Said 45-day limit may be extended by the Board of Trustees upon showing of good cause of such extension.
- (b) Abandoned in place with proper safeguarding.
- (c) Removed. Any such abandonment or removal of underground tanks shall occur within 45 days of the cessation of business.

(Ord. 5481, passed 5/6/04; Ord. 6602, passed 4/7/11) (Ord. 6709, passed 4/19/12; Ord. 6795, passed 2/7/13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7343, §§ 1, 2, passed 4-6-17; Ord. No. 7838, §§ 1, 2, passed 8-20-20; Ord. No. 7853, § 3, passed 9-3-20; Ord. No. 8225, § 1, passed 12-21-23)

§ 150.106 Reserved.

§ 150.107 Definitions.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Legal counsel. As used in the International Fire Code shall be held to mean the Attorney for the Village of Lombard.

Municipality or jurisdiction. As used in the International Fire Code shall be held to mean the Village of Lombard.

(Ord. 2561, passed 10-28-82; Ord. 6602, passed 4/7/11)

§ 150.108 Explosives and blasting agents.

The storage of explosives and blasting agents is prohibited. The limits referred to in Section 3301 of the International Fire Code, in which storage of explosives and blasting agents is prohibited, are hereby established as follows:

- (A) All conservation and residential districts CR, RO, R1, R2, R3, R4, R5, and R6 as defined by Chapter 155, zoning code.
- (B) All business and office districts O, B1, B2, B3, B4, B4A, B5 and B5A as defined by Chapter 155, zoning code.
- (C) Limited manufacturing districts—I as defined by Chapter 155, zoning code.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.109 Motor vehicle routes for transporting explosives, etc.

(A) Routes for vehicles transporting explosives and blasting agents are hereby established as follows:

- (1) Routes approved by the State or Federal Governments.

§ 150.110 Flammable liquids.

- (1) The storage of flammable liquids in outside above ground tanks is prohibited in the following districts:
 - (a) All conservation and residential districts CR, RO, R1, R2, R3, R4, R5, R6 as defined by Chapter 155, zoning code.
 - (b) All business and office districts O, B1, B2, B3, B4, B4A, B5, B5A as defined by Chapter 155, zoning code.
- (2) The installation of new bulk plants is prohibited in the following districts:
 - (a) All conservation and residential districts CR, RO, R1, R2, R3, R4, R5, and R6 as defined by Chapter 155, zoning code.
 - (b) All business and office districts O, B1, B2, B3, B4, B4A, B5 and B5A as defined by Chapter 155, zoning code.

(Ord. 2561, passed 10-28-82, Ord. 6709, passed 4/19/12)

Cross reference(s)—Penalty, see § 150.99

§ 150.111 Bulk storage.

Add Section 4001.4 to the International Fire Code: to read as follows:

Storage Restrictions: The bulk storage of liquefied petroleum gas is restricted to the following districts:

- (a) Limited manufacturing districts—I, so defined, should be by Chapter 155, zoning code.

(Ord. 2561, passed 10-28-82; Ord. 6602, passed 4/7/11; Ord. No. 7853, § 4, passed 9-3-20)

Cross reference(s)—Penalty, see § 150.999

§ 150.112 Motor vehicle routes for transporting hazardous chemicals and other dangerous articles including liquefied petroleum gases and combustible and flammable liquids.

- (1) Routes for vehicles transporting hazardous chemicals and other dangerous articles including combustible and flammable liquids are hereby established as follows:
 - (a) Routes approved by the State or Federal Governments.
 - (b) No tank vehicles shall be parked for over one hour or left unattended at any time.

§ 150.113 Permit refusal.

Whenever the Chief of the Fire Department or the Director of Building, disapproves an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief of the Fire Department or the Director of Building to the President and Board of Trustees within 30 days from the date of the decision appealed.

(Ord. 2561, passed 10-28-82)

ARTICLE XVII. BUILDING PERMITS; FEES

§ 150.140 Permit required for erection, repair, or demolition of any building or structure; exceptions.

- (A) It shall be unlawful to proceed with the erection, enlargement, alteration, repair, removal, or demolition of any building, structure and associated electrical, plumbing and HVAC systems including fire suppression or detection work or any structural part thereof, installation of new or new or replacement of exterior windows or to construct, add onto or replace a hard surface a-driveway or patio (100 square feet or greater) or parking lot within the village unless a permit therefor shall have first been obtained from the Director of Building or designee. Such permit shall be posted in a conspicuous place upon the exterior of the premises for which it is issued, and shall remain so posted at all times until the work is completed and approved. Starting any work prior to the issuance of a required permit shall be cause to double the permit fee that is pertinent to the work that was started. Repair or replacement of roofs, parking lots, driveways, or fences constituting less than 25 percent of the total area shall not require a village building permit.
- (B) Exceptions. A permit shall not be required for the residing of a residential building or any minor repairs as may be necessary to maintain existing parts of buildings, but such work or operations shall not involve sandblasting, the replacement or repair of any structural load-bearing members, not reduce the means of exit, affect the light or ventilation, room size requirements, sanitary or fire-resistive requirements, use of materials not permitted by the building and environmental control provisions of this code, nor increase the height, area, or capacity of the building.

(Ord. 2561, passed 10-28-82; Am. Ord. 2800, passed 12-5-85; Am. Ord. 2830, passed 2-27-86; Ord. 5481, passed 5/6/04; Ord. 6461, passed 4/1/10; Ord. No. 6939, § 1, passed 4-17-14; Ord. No. 8224, § 1(Exh. A), passed 12-21-23)

Cross reference(s)—Penalty, see § 150.999

Created: 2025-08-19 11:57:35 [EST]

(Supp. No. 22)

§ 150.141 Permit fees.

(A) Residential flat fees.

Air Conditioning Condenser	\$75.00
Basement Interior or Exterior Drain Tile/Water Proofing	\$95.00
Chicken Coop	\$50.00
Chimney Repair	\$75.00
Deck	\$95.00
Accessible Ramps Serving Existing Residential Dwelling Units	\$0.00
All Other Residential Accessibility Ramps	\$95.00
Demolition Permit - Garages/accessory buildings over 200 sq. ft.	\$107.00
Demolition Permit - House	\$236.00
Driveway/Approach	\$75.00
Electric Service Upgrade - 100 AMP	\$156.00
Electric Service Upgrade - 200 AMP	\$171.00
Fence	~~\$30.00~~ \$75.00
Fill and Grade (Up to 7,500 sq. ft.)	\$30.00
Furnace Replacement	\$75.00
Garage - Detached	
(Driveways and wrecking not included. Attached garages will require a full review):	
Two Car	\$205.00
Three Car	\$233.00
Four Cars and Up	\$287.00
Garage Floor Replacement	\$75.00
Generator	\$181.00
Irrigation/Lawn	\$95.00
Overhead Sewer Conversion	\$95.00
Overhead Sewer Conversion (If New Electric Being Added for Pump)	\$150.00
Patio (Any Size)	\$75.00
Radon Mitigation System	\$95.00
Roof- Replacement	\$75.00
Sanitary Sewer - New or Repair	\$95.00
Storm Sewer - New or Repair	\$95.00
Shed	\$75.00
Solar Panels	\$142.00
Stairs/Steps/Stoop	\$75.00
Swimming Pool - Above Ground (Without New Electric)	\$75.00
Swimming Pool - Above Ground (With New Electric)	\$150.00
Swimming Pool - Above Ground with Heater	\$210.00
Swimming Pool - In Ground	\$460.00
Swimming Pool - In Ground with Heater	\$520.00
Water Heater Replacement	\$75.00
Water Service - New or Repair	\$95.00
Window Replacement	\$75.00

Created: 2025-08-19 11:57:35 [EST]

Note: Residential permit fees not listed above can be found under Article XV, Chapter 150, § 150.141(B): Alteration, Repair or Remodeling or § 150.141(C) New Construction or Addition.

(B) *Residential single family/two family dwelling alterations, repairs and remodeling permit fees.*

- (1) *Alterations, repairs and remodeling.* Permit fees shall be based on the plan review fees, total construction cost of the project and individual cost/valuation of the electrical, plumbing and mechanical portions of the project.

- (2) *Plan review fees.*

Estimated total cost of the project:

\$50 to \$5,000	\$34.00
\$5,001 to \$25,000	\$49.00
\$25,001 to \$50,000	\$89.00
\$50,001 to \$75,000	\$111.00
\$75,001 to \$100,000	\$134.00
\$100,001 to \$200,000	\$222.00
\$200,001 to \$300,000	\$411.00
\$300,001 to \$500,000	\$490.00
\$500,001 and up	\$490.00 plus \$2.90/\$1,000 or portion thereof

Re-review fees/revised plans. After the initial plan review has been completed with a total construction cost of \$150,000.00 or more, a fee shall be charged for the re-review of revised or corrected building/architectural/engineering plans, which shall be the greater of: \$90.00 per hour of re-view time, or the actual cost billed to the Village by a third party for the plan re-review (Ord. 7552, adopted 07/20/2018).

- (3) *Base building permit fee - Total construction cost including all costs of project.*

\$1 to \$500	\$75.00
\$500 to \$1,000	\$95.00
\$1,001 to \$2,500	\$113.00
\$2,501 to \$5,000	\$132.00
\$5,001 and up	\$132.00 plus \$6.15/\$1,000 in excess of \$5,001

- (4) *Electrical, plumbing and/or mechanical.* Fees shall apply to all alterations, repair and remodeling of electrical, plumbing, and mechanical systems requiring a permit. Fees are calculated based on the value/cost of work, including material and labor at prevailing wage rates. Each type of system will need to be identified and calculated separately.

\$1 to \$500	\$75.00
\$500 to \$1,000	\$95.00
\$1,001 to \$5,000	\$190.00
\$5,001 to \$10,000	\$285.00
\$10,001 to \$20,000	\$380.00

\$20,001 to \$30,000	\$475.00
\$30,001 to \$40,000	\$570.00
\$40,001 to \$50,000	\$665.00
\$50,001 and up	\$665.00 plus \$5.65/\$1,000 in excess of \$50,001

Note: New construction and additions can be found under Article XV, Chapter 150, § 150.141 (C)).

(C) *Residential single family/two family dwelling; new construction and additions - Fees.*

- (1) *New construction and additions.* Permit fees shall be based on the plan review fees, total construction cost of the project and individual cost/valuation of the electrical, plumbing and mechanical portions of the project.
- (2) *Plan review fees.* Estimated total cost of the project.

\$50 to \$5,000	\$34.00
\$5,001 to \$25,000	\$49.00
\$25,001 to \$50,000	\$89.00
\$50,001 to \$75,000	\$111.00
\$75,001 to \$100,000	\$134.00
\$100,001 to \$200,000	\$222.00
\$200,001 to \$300,000	\$411.00
\$300,001 to \$500,000	\$490.00
\$500,001 and up	\$490.00 plus \$2.90/\$1,000 or portion thereof

Re-review fees/revised plans: After the initial plan review has been completed with a total construction cost of \$150,000.00 or more, a fee shall be charged for the re-review of revised or corrected building/architectural plans/engineering, which shall be the greater of: \$90.00 per hour of re-view time, or the actual cost billed to the village by a third party for the plan re-review (Ord. 7552, adopted 07/20/2018).

- (3) *Base building permit fee - Total construction cost includes all costs of project.*

\$1 to \$500	\$75
\$500 to \$1,000	\$95.00
\$1,001 to \$2,500	\$113.00
\$2,501 to \$5,000	\$132.00
\$5,001 and up	\$132.00 plus \$4.75/\$1,000 in excess of \$5,001

- (4) *Electrical, plumbing and/or mechanical.* Fees shall apply to all electrical, plumbing, and mechanical systems requiring a permit. Fees are calculated based on the value/cost of work, including material and labor at prevailing wage rates. Each type will need to be identified and calculated separately.

\$1 to \$500	\$75
--------------	------

\$500 to \$1,000	\$95.00
\$1,001 to \$5,000	\$190.00
\$5,001 to \$10,000	\$285.00
\$10,001 to \$20,000	\$380.00
\$20,001 to \$30,000	\$475.00
\$30,001 to \$40,000	\$570.00
\$40,001 to \$50,000	\$665.00
\$50,001 and up	\$665.00 plus \$5.65/\$1,000 in excess of \$50,001

(5) *Miscellaneous.*

Certificate of Occupancy/Certificate of Completion	\$100.00
Conditional Certificate of Occupancy	\$125.00
Certificate of Occupancy/Time extension/Name Change of Business or Owner	\$50.00
Right-of-Way Restoration Cash Bond	\$1,000.00
Erosion Control Bond	\$200.00
Inspection & Reinspection	\$65.00

(6) *Unmetered water fees; new construction.*

Frame	\$71.00
Veneer	\$83.00
Solid Masonry	\$119.00

(7) *Water meters.* Complete assembly with installation. Per §51.10 (c).

(8) *Sewer and water connection fee.* Per § 50.100

(9) *Elevators, wheelchair lift and stair chair lift; single family/two family dwelling.*

Passenger, per Floor	\$149.00
Plan Review	\$304.00
Inspection - Semi-Annual	\$144.00
Wheelchair Lift/Chair Lift	\$112.00
Plan Review	\$112.00
Annual Inspection Fees	\$92.00

- (D) *Fire protection; single family/two family dwelling.* Sprinkler systems designed to NFPA 13 or NFPA 13R, are subject to the sprinkler fee schedule for multi-family dwellings.

NFPA 13D Systems installed in single family detached dwellings: \$165.00

Exception: No fees will be assessed for plan review of the systems to be installed which are not required by Village Code.

(E) *Commercial flat fees.*

Boiler Replacement	\$98.00
--------------------	---------

Cell Tower, Antenna or Radio Replacement	\$98.00
Commercial Roof Replacement	\$198.00
Construction Trailer with Electric	\$166.00
Cubicle Electric (up to 30 cubicles)	\$98.00
Demolition (Interior Only)	\$98.00
Fence	~~\$30.00~~ \$75.00
Garage - Commercial/Industrial/Multi-Family (Driveway construction fee and wrecking fees not included)	
Two Car	\$277.00
Three Car	\$307.00
Four Cars and Up	\$342.00
Grease Trap - Replacement (Includes One Inspection)	\$98.00
Irrigation Lawn	\$98.00
Low Voltage (Key Card Security Access)	\$98.00
Replacement Roof - Top HVAC Unit (Each)	\$98.00
Sanitary Sewer - Repair	\$98.00
Signs -Attention Getting Devices, Banners, Temporary Signs and Inflatable Devices	\$30.00
Signs - Face Change Only (No Electric)	\$30.00
Storm Sewer - Repair	\$98.00
Swimming Pool - In Ground (see Sub-Section F3)	
Water Heater Replacement (Each)	\$98.00
Water Service - Repair	\$98.00

(F) *Commercial, industrial and multi-family structures, alterations, repairs and remodeling permit fees.*

- (1) *Alterations, repairs and remodeling.* Permit fees shall be based on the plan review fees, total construction cost of the project and individual cost/valuation of the electrical, plumbing and mechanical portions of the project.
- (2) *Plan review fees; examination of all plans by construction valuation.*

\$50 to \$5,000	\$43.00
\$5,001 to \$25,000	\$65.00
\$25,001 to \$50,000	\$113.00
\$50,001 to \$75,000	\$130.00
\$75,001 to \$100,000	\$173.00
\$100,001 to \$200,000	\$276.00
\$200,001 to \$300,000	\$524.00
\$300,001 to \$500,000	\$626.00
\$500,001 and up	\$626.00 plus \$4.30/\$1,000 or portion thereof

Re-review fees/revised plans: After the initial plan review has been completed with a total construction cost of \$150,000.00 or more, a fee shall be charged for the re-review of revised or corrected building/architectural/engineering plans which shall be the greater of: \$90.00 per hour of re-view time, or the actual cost billed to the Village by a third party for the plan re-review (Ord. 7552, adopted 07/20/2018).

- (3) *Base building permit fee—Total construction cost, includes all costs of project.*

\$1 to \$1,000	\$105.00
\$1,001 to \$2,500	\$131.00
\$2,501 to \$5,000	\$154.00
\$5,001 and up	\$154.00 plus \$7.90/\$1,000 in excess of \$5,001

- (4) *Electrical, plumbing and/or mechanical.* Fees apply to all new multiple-family dwellings, commercial, office, institutional, and all other types of buildings, alterations, additions and remodeling of electrical, plumbing, and mechanical systems requiring a permit. Fees are calculated based on the value/cost of work, including material and labor at prevailing rates. Each type will need to be identified and calculated separately.

\$1 to \$1,000	\$108.00
\$1,001 to \$5,000	\$216.00
\$5,001 to \$10,000	\$324.00
\$10,001 to \$20,000	\$432.00
\$20,001 to \$30,000	\$540.00
\$30,001 to \$40,000	\$648.00
\$40,001 to \$50,000	\$756.00
\$50,001 and up	\$756.00 plus \$7.30/\$1,000 in excess of \$50,001

- (G) *New construction commercial, industrial, multi-family structures and additions permit fees.*

- (1) *New construction permit fees.* Permit fees shall be based on the plan review fees, total construction cost of the project and individual cost/valuation of the electrical, plumbing and mechanical portions of the project.
- (2) *Plan review fees; examination of all plans by construction valuation.*

\$50 to \$5,000	\$43.00
\$5,001 to \$25,000	\$65.00
\$25,001 to \$50,000	\$113.00
\$50,001 to \$75,000	\$130.00
\$75,001 to \$100,000	\$173.00
\$100,001 to \$200,000	\$276.00
\$200,001 to \$300,000	\$524.00
\$300,001 to \$500,000	\$626.00
\$500,001 and up	\$626.00 plus \$4.30/\$1,000 or portion thereof

Re-review fees/revised plans: After the initial plan review has been completed with a total construction cost of \$150,000.00 or more, a fee shall be charged for the re-review of revised or corrected building/architectural/engineering plans, which shall be the greater of: \$90.00 per hour of re-view time, or the actual cost billed to the Village by a third party for the plan re-review (Ord. 7552, adopted 07/20/2018).

(3) *Base building permit fee - Total construction cost, includes all costs of project.*

\$1 to \$1,000	\$105.00
\$1,001 to \$2,500	\$131.00
\$2,501 to \$5,000	\$154.00
\$5,001 and up	\$154.00 plus \$6.90/\$1,000 in excess of \$5,001

(4) *Electrical, plumbing and/or mechanical.* Fees apply to all new multiple-family dwellings, commercial, office, institutional, and all other types of buildings, alterations, additions and remodeling of electrical, plumbing, and mechanical systems requiring a permit. Fees are calculated based on the value/cost of work, including material and labor at prevailing rates. Each type will need to be identified and calculated separately.

\$1 to \$5,000	\$108.00
\$1,001 to \$5,000	\$216.00
\$5,001 to \$10,000	\$324.00
\$10,001 to \$20,000	\$432.00
\$20,001 to \$30,000	\$540.00
\$30,001 to \$40,000	\$648.00
\$40,001 to \$50,000	\$756.00
\$50,001 and up	\$756.00 plus \$7.30/\$1,000 in excess of \$50,001

(5) *Miscellaneous.*

Certificate of Occupancy/Certificate of Completion	\$125.00
Conditional Certificate of Occupancy	\$150.00
Administrative Fee (only applies to ownership changes and other form changes that do not warrant an inspection)	\$50.00
Erosion Construction Bond	\$200.00
Right-of-Way Restoration Cash Bond	
Small and medium developments	\$2,000.00
Inspection & Reinspection	\$80.00
Large and major developments shall follow the required completion guarantee requirements per § 155.601 et. seq. of Village Code and is based on the 115% of the Engineer's Opinion of Probable Cost.	

(6) *Parking lots - Commercial and industrial.*

1 to 5,000 Sq. Ft.	\$139.00
5,001 to 10,000 Sq. Ft.	\$208.00
10,001 to 15,000 Sq. Ft.	\$268.00
15,001 sq. ft. and up	\$393.00 plus \$0.04/per sq. ft. in excess of 15,001 sq. ft.
Mill/Overlay Only	\$200.00

(7) *Signs.*

Attention Getting Devices, Banners, Temporary Signs and Inflatable Devices	\$30.00
Attention getting devices, banners, temporary signs and inflatable devices permit fees shall not be applicable to any governmental unit or to any charitable organization as defined in "An Act to Regulate Solicitation and Collection of Funds for Charitable Purposes, Providing for Violations Thereof and Making an Appropriation Therefor", 225 ILCS 460/1.	
All Other Signs	
Per Sq. Ft. of Face	the greater of \$2.15 per sq. ft. or \$75.00
Electrical Service (Per Sign)	\$108.00

(8) *Wrecking permits - Commercial/multi-family or industrial building.*

0 to 5,000 Sq. Ft.	\$393.00
5,001 to 10,000 Sq. Ft.	\$524.00
10,001 and up	\$524.00 plus \$5.00/per 1,000 sq. ft. or portion thereof
Cash Restoration Bond	\$2,000.00

(9) *Street openings.* Per § 97.080 of Village Code.

(10) *Water meters.* Complete Assembly with Installation, see §51.16.

(11) *Sewer and water connection fees.*

Sewer connection fee - See §50.100(d)

Water connection fee - See §50.100(d)

(12) *Elevators, escalators and dumbwaiters commercial, industrial and multi-family.*

Passenger, Escalator, Dumbwaiter, Dock Lift, per Floor	\$178.00
Plan Review	\$304.00
Inspection - Semi-Annual	\$161.00
Wheelchair Lift/Chair Lift	\$131.00
Plan Review	\$131.00
Annual Inspection Fees	\$101.00
Temp. Construction Towers	\$230.00
Pit Ladders, Door Repairs, Valves, Cylinders	\$165.00
Cab Modernization	\$306.00

(13) *Tanks for flammable liquid or combustible liquids commercial, industrial and multi-family.*

Installation	
1,000 Gal. Capacity or Less	\$458.00
Each 100 Gals. or fraction thereof over 1,000 Gals.	\$458.00 plus \$10.00/100 Gals.

Removal of Tanks	
All Sizes	\$328.00
Remote Dispensing Device	
Each Hose or Nozzle	\$149.00

(H) *Fire protection - Commercial, industrial and multi-family.*

(1) *New sprinkler systems.*

Include standpipes and fire pump as part of system.

NFPA 13 or NFPA 13R, are subject to the sprinkler fee schedule for single family and multi-family dwellings.

Number of Sprinklers:

1 - 20	\$338.00
21 - 100	\$738.00
101 - 200	\$940.00
201 - 300	\$1,155.00
301 - 500	\$1,588.00
Over 500	\$1,588.00 Plus \$3.00 per Sprinkler

- (2) *Existing sprinkler systems.* Includes relocating sprinklers for building alterations, tenant build-outs and so forth. Note: All systems subject to design changes, upgrades to pipe sizes and so forth are subject to the fee schedule for new systems, regardless of size.

Number of Sprinklers:

1 - 20	\$165.00
21 - 100	\$230.00
101 - 200	\$940.00
201 - 300	\$1,155.00
301 - 500	\$1,588.00

Exceptions: For reviews of changes to existing systems involving over 100 sprinklers, the fees may be reduced by up to 50 percent where the base buildings sprinkler system was reviewed under this fee schedule.

(3) *Standpipe systems.*

Initial standpipe without fire pump:	\$295.00
Initial standpipe with fire pump:	\$433.00
Each additional standpipe as part of the same standpipe system/review	\$165.00

Note: Standpipes as part of a sprinkler system plan review are not subject to these fees.

(4) *Fire pumps.*

Fire Pump:	\$295.00
------------	----------

Note: For pumps being installed to upgrade and/or enhance the design of an existing sprinkler or standpipe system, additional fees may apply for the review of the new design of the system being enhanced by pump.

(5) *Suppression systems - Chemical.*

Chemical suppression system for cooking surfaces/hoods:	\$230.00/Hood
Wet or dry chemical suppression system for special hazards:	\$505.00/System
"Clean agent" gaseous systems: Based on volume of protected space per system.	
1 - 5,000 cu. ft.	\$505.00
5,001 - 10,000 cu. ft.	\$719.00
Over 10,000 cu. ft.	\$893.00

(6) *Suppression systems - Carbon dioxide.*

Carbon Dioxide Systems: Based on pounds of suppression agent.

1 - 100	\$505.00
101 - 300	\$719.00
301 - 500	\$869.00
501 - 750	\$1,012.00
751 - 1,000	\$1,155.00
Over 1,000 Pounds	\$1,189.00

(7) *Fire alarm systems.*

New fire alarm systems base review fee (includes panel replacement):	\$295.00
Add for detection device, notification appliance, etc., tied to system:	\$6.00/Device
Existing fire alarm system base review fee (Include Relocating Existing Devices):	\$165.00
Add for detection device, notification appliance, etc., tied to system:	\$6.00/Device

- (8) *Special consultation.* For any fire protection concerns in which the Director of Building, Fire Chief or Fire Marshal determine that additional technical resources or technical assistance is required from sources outside of the village staff, the village's cost of additional consultant services are paid for at the billed rate as charged to the village by the consultant. Examples where such fees may apply include, but are not limited to:

- (a) Plan review of smoke control systems;
- (b) Life Safety plan review for covered malls or other similar type structures; and/or
- (c) Plan review of projects where performance based design is used to comply with codes.

- (I) *Engineering plan review and inspection of public improvements.* Engineering plan review and inspection of public improvements shall be subject to the following fees:

- (1) *First engineering review and comments on engineering plan:* One percent of engineer's estimated cost of all public improvements as defined in Title 15, Chapter 15, Section 154.703 of this Code plus \$500.00.
- (2) *Subsequent engineering plan re-reviews -* The greater of:
 - (a) \$90.00 per hour of re-review time, or

-
- (b) The actual cost billed to the village by a third party for the plan re-review, as provided for by Chapter 16 of this Code.
 - (3) *Inspection of project improvements:*
 - (a) Three percent of engineer's estimated cost of all public improvements, as defined in Title XV, Chapter 154, § 154.703 of this Code.
 - (b) In addition to the fee set forth in subsection (a) above, inspections conducted before 7:30 a.m. or after 4:00 p.m. on weekdays, and/or at any time on weekends and holidays, when available, shall be billed at a rate which shall be greater of:
 - (i) \$100.00 per hour of inspection time; or
 - (ii) The actual cost billed to the village, by a third party, for inspection, as provided for by this Chapter 16 of Code which shall apply even if the permittee, or the permittee's authorized agent or contractor, fails to show up for a scheduled inspection. Any inspections conducted before 6:00 a.m. or after 5:00 p.m. on weekdays, and at any time on weekends and holidays, when available, shall be subject to a two-hour minimum inspective time, which shall apply even if the permittee, or the permittee's authorized agent or contractor, fails to show up for a scheduled inspection. charged to the permittee, including no-shows. Said inspection fee shall be in addition to the normal three-percent fee referenced in the first sentence of this subsection.
 - (4) *Fees.* The engineering review and inspection fee for a new single family residence shall be \$125.00 per lot for each vacant lot that is part of a major plat of subdivision and \$360.00 per lot for an infill or teardown lot.
 - (5) *Issuance of permits.* No construction permits shall be issued by the village until all engineering plan review fees have been paid.
 - (6) *Issuance of occupancy certificates.* No occupancy certificates shall be issued by the village until all outstanding engineering fees have been paid.
 - (J) *Planning services fees.* All major plats of subdivision and major developments, as defined in Title 15, Chapter 15, § 154.703, shall be subject to the following planning review fees:
 - (1) A fee of 0.25 percent of total improvements costs (includes all public and private improvements, exclusive of interior buildout/improvement costs) for the first \$4,000,000.00 and 0.13 percent for total development costs above \$4,000,000.00.
 - (2) No construction permits shall be issued by the village until all planning review fees have been paid.
 - (3) No occupancy certificates shall be issued by the village until all outstanding planning review fees have been paid.
 - (K) *Other fees.*
 - (1) *Plan review fee.*
 - (a) Plan review fees shall be paid if the plan review has been completed by the village and/or its agents. This fee shall apply even if the permit applicant withdraws the permit application, or does not pick up the permit.
 - (b) All plan review fees to be paid at time of application for all permits with a construction cost over \$500,000.00.
 - (2) *Traffic impact advisory services.* In addition to all other fees established by this § 150.141, all applications for building permits, and all applications for as Plan Commission, Zoning Board of Appeals

or Village Board review, that have a substantial traffic impact as determined by the Inter-Departmental Review Committee shall be accompanied by a deposit of \$1,000.00 to be used for traffic impact analysis services. If the village's cost for such services exceeds the deposit, the applicant shall reimburse the additional costs incurred by the village. Any such reimbursement shall be made prior to the final consideration of the development proposal by the Village Board or prior to the issuance of a building permit, whichever occurs first. If such traffic impact analysis services costs are less than the deposit, the Village shall return the difference to the applicant. The total cost incurred by the applicant for such services shall not exceed \$10,000.00.

- (3) *Overtime inspection fees.* Inspections conducted before 7:30 a.m. or after 4:00 p.m. on weekdays, and anytime on weekends and holidays, when available, shall be billed at a rate of \$100.00 per hour per inspector, including no-shows, when available. Said inspection fee shall be in addition to any requisite fees referenced elsewhere within § 150.141 or as set forth within Chapter 16 of this Code, whichever is greater, and shall be paid prior to issuance of any certificates of occupancy or approval of final inspections. In addition, any inspections conducted before 6:00 a.m. or after 5:00 p.m. on weekdays, and at any time on weekends and holidays, when available, shall be charged with a minimum of two hours charged to the permittee, including no-shows.
- (4) *Re-inspection fees.* In the event that a building permit related inspection by the village or its agent results in a failed inspection, either as a result of the construction activity not meeting code provisions, or the construction otherwise not being in compliance with the improved plans, the following additional fees shall be assessed:
 - (a) First failed inspection - no additional fee.
 - (b) Second or subsequent failed inspections - \$65.00 for a single-family residential project and \$80.00 for all other projects.

In the event that the permittee and/or the permittee's contractor does not have the project site ready for an inspection at the time and on the date the inspection was scheduled to occur, the additional fee set forth in subsection (b) above shall be assessed.

- (L) *Determination of construction cost.* For purposes of this chapter, the estimated cost of construction shall be based upon the value of the respective improvement and not the cost a given permittee incurs in the construction of the improvement. The permit applicant shall provide the village with the estimated cost of construction as part of the permit submittal process. If the village does not concur that the submitted estimated cost of construction properly reflects the estimated project cost, the village shall determine the estimated project cost, based upon the latest edition of the R. W. Means Manual.
- (M) *Government entities.* Requirements relative to; bonds and letters of credit shall be waived in accordance with §14.02 of this Code.

(Ord. 2561, passed 10-28-82; Am. Ord. 2627, passed 9-8-83; Am. Ord. 2951, passed 5-28-87; Am. Ord. 2961, passed 6-25-87; Am. Ord. 2980, passed 9-3-87; Am. Ord. 3152, passed 5-4-89; Ord. 4796, passed 4/27/00; Ord. 5253, passed 2/20/03; Ord. 5387, passed 11/20/03; Ord. 5464, passed 4/1/04; Ord. 5627, passed 4/21/05; Ord. 5921, passed 9/21/06; Ord. 6063, passed 06/21/07; Ord. 6331, passed 5/7/09; Ord. 6461, passed 4/1/10; Ord. 6468, passed 4/15/10; Ord. 6521, passed 9/2/10; Ord. 6833, passed 5/16/13; Ord. No. 6938, § 1, passed 4-17-14; Ord. No. 6939, § 2, passed 4-17-14; Ord. No. 7184, §§ 3—5, passed 2-4-16; Ord. No. 7285, § 1, passed 10-20-16; Ord. No. 7345, § 1, passed 4-6-17; Ord. No. 7350, §§ 1, 2, passed 4-6-17; Ord. No. 7552, §§ 1, 2, passed 7-19-18; Ord. No. 7553, §§ 1—3, passed 7-19-18; Ord. No. 7554, § 1, passed 7-19-18; Ord. No. 7555, § 3, passed 7-19-18; Ord. No. 7623, § 2, passed 1-17-19; Ord. No. 7891, §§ 1, 2, passed 12-3-20; Ord. No. 8037, § 1, passed 3-3-22; Ord. No. 8120, § 1, passed 1-5-23; Ord. No. 8165, § 1, passed 6-15-23)

§ 150.142 Time limit for permits.

- (A) An applicant or property owner must take possession of a permit within 30 days after notification that a permit has been approved. The date of notification for the purpose of this section shall be the date on which a telephone call or electronic correspondence is made informing the applicant or owner that their permit was approved. If an applicant or owner does not take possession of a permit within 30 days from the date the permit was approved by the village, then the permit shall have lapsed and the application for that permit shall be considered to be withdrawn. However, any permits that are withdrawn as a result of this subsection shall still be subject to the permit fee payment provisions of Section 150.141(K).
- (B) A single-family residential permit may be cancelled by the applicant or the owner, if work has not begun. The applicant or the owner must request cancellation of the permit, in written form, to the Director of Building. The plan review fee shall be retained by the Village. Any fees associated with water and sewer connections, water meters, construction bonds or miscellaneous bonds shall be refunded at 100 percent to the applicant or the owner. The remainder of the single-family residential building permit fees shall be refunded to the applicant or the owner as follows:
- (1) Permits cancelled less than 30 calendar days after issuance will be refunded at 100 percent minus the review fee and the administrative fee.
 - (2) Permits cancelled less than 180 calendar days after issuance will be refunded at 50 percent.
 - (3) Permits cancelled less than 365 calendar days after issuance will be refunded at 25 percent.
- (C) All other building permits may be cancelled by the applicant or by the owner within 180 calendar days of issuance, in written form, to the Director of Building. The plan review fee shall be retained by the Village. Any fees associated with water and/or sewer connections, water meters, construction bonds, and miscellaneous bonds shall be refunded at 100 percent to the applicant or the owner. The remainder of the building permit fees shall be refunded to the applicant or the owner at 50 percent of the applicable fees, if the request is made in written form within 180 calendar days of the date of issuance.
- (D) A permit, once issued, shall be valid for a period of one year for all single-family residential construction. The Director of Building may grant two extensions of time for additional periods not to exceed six months each, provided a fee of 25 percent of the original cost of the permit shall be charged or a flat fee of \$25.00, whichever is greater, at the time each extension is granted. Where, under authority of a permit or extended permit work has been started, and has been abandoned for a continuous period of 12 months, all rights under such permit shall thereupon terminate. The extension fee may be waived at the discretion of the Director of Building, if the delay was caused by an act of nature, labor strike, casualty accident or other event beyond the control of the applicant or the owner.
- (E) For all commercial, industrial, institutional and multiple-family construction permits for buildings of 100,000 square feet of gross floor area or less, a permit once issued shall be valid for 12 months. For construction projects greater than 100,000 square feet of gross floor area, a permit shall be valid for 24 months. The Director of Building may grant two extensions of up to six months each, provided that ten percent of the original permit fee, or a flat fee of \$50.00, whichever is greater, has been paid. Any additional plan review fee or associated fee shall be charged according to the permit fee schedule and will be in addition to the ten percent renewal fee charge. If the three-year deadline to complete work has been exceeded and the work has received valid past inspections, full current permit fees are due upon renewal for all remaining work to be undertaken as part of the project.
- (F) Any building permit which is duly issued by the village, pursuant to § 150.140, shall automatically become invalid if the work which is the subject of the permit is not commenced within 180 days of the date the permit was issued. After the permit is issued, it shall be the obligation of the applicant to take reasonable and appropriate action so that the work, which is the subject of the permit, is commenced and completed in

a diligent manner. The occurrence of the event described above involving the immediate preceding delay, the permit shall automatically become invalid unless the unpermitted delay is caused by an act of nature, labor strike, casualty or accident. In the event of such an act of nature, labor strike, casualty or accident which results in such an unpermitted delay, the applicant shall promptly notify the Director of Building in writing, describing in reasonable detail the circumstances of the unpermitted delay. For the purpose of this section the definition of the word "work" shall be held to mean, "labor performed for the number of hours that the construction industry accepts as constituting a work day."

- (G) Any permit that has become invalid will require a new permit application to be completed and submitted to the Community Development Department. The applicant or the owner shall be required to pay 50 percent of all building fees, if the application is made within six months of the permit becoming invalid. After six months of the permit becoming invalid, a new building permit will be required. The new permit shall be reviewed with respect to all codes that are enforced by the village, as of the date of the new permit being applied for.
- (H) Any permitted work that is not completed by the permit expiration date(s), including extensions, shall be maintained in a safe condition. Any unsafe conditions that may exist, as determined by the Director of Building, shall be immediately made safe or remove the dangerous structure or portion thereof, as determined at the discretion of the Director of Building, and a contractor selected by the Director of Building, shall make the structure, the site or portion thereof safe, at the owner's expense. All costs associated with making the structure, the site or portion thereof safe, including but not limited to legal fees, staff hours, and any contractual work, shall be the responsibility of the owner. If all costs associated with making the structure, the site or portion thereof safe are not paid within 30 days of receipt of invoice from the village, a lien shall be placed upon the property.
- (I) Any permitted construction that has been idle for a period of six months after permit issuance is invalid and the applicant or the owner shall be held in violation of village ordinance and will be subject to being ticketed. The applicant or the owner of the property may be subject to fines of up to \$750.00 per day, for each day the property is found in violation of village ordinance.

(Ord. No. 7760, § 1, passed 12-5-19; Ord. No. 7861, § 1, passed 10-1-20; Ord. No. 8187, § 5, passed 9-7-23)

Editor's note(s)—Ord. No. 7760, § 1, adopted Dec. 5, 2019, amended § 150.142 in its entirety to read as herein set out. Former § 150.142 pertained to time limit for building permits and derived from Ord. 2561, passed Oct. 28, 1982; Ord. 5481, passed May 6, 2004; and Ord. 5914, passed Sep. 7, 2006.

§ 150.143 Contractor registration and insurance requirements.

For purposes of this subsection, a contractor is defined as any person or firm performing work as a general contractor, carpenter, electrician, plumber, sewer and water contractor, excavator, concrete contractor, roofer, heating ventilation and air conditioning (HVAC) contractor, masonry contractor, iron or steel contractor, lawn sprinkler contractor, fire sprinkler contractor, paver and elevator contractor.

- (A) All contractors, as defined in subsection (A) above, performing work within the village shall be required to apply for and receive contractor registration approval from the Village's Community Development Department, Building Division, prior to receiving a building permit and/or commencing contractor activities. Approved contractor registrations shall be effective for one year from the date of issuance. Contractors shall keep their registration in good standing throughout the year in which they are performing contractor services within the village. The cost for an annual contractor registration shall be \$100.00.
- (B) Along with completing the contractor registration online or completing the contractor registration form, all contractors must place on file with the Community Development Department, Building Division, an insurance policy to meet or exceed the following: \$300,000.00 single limit manufacturers

and contractor's general liability. The insurance requirement provisions shall not apply to any contractors who are required to be licensed and/or regulated pursuant to the preemption powers of the State of Illinois in the Illinois Compiled Statutes.

- (C) Electrical contractors and communications contractors must be registered; certificate of insurance. It is unlawful for any person, firm or corporation to engage in the business of electrical contractor or communications contractor within the Village, without being registered in the manner hereinafter set forth.
 - (1) Registration. Any person, firm or corporation desiring to engage in the business of an electrical contractor or communications contractor shall furnish a copy of license issued by any city, village or town in the State of Illinois that was obtained only after the passage of a recognized written test.
- (D) Plumbing Contractors. It is unlawful for any person, firm or corporation to engage in the business of plumbing contractor within the Village, without meeting the provisions of 225 ILCS 302/3.
- (E) All Other Construction Disciplines. Nothing herein contained shall prohibit the owner occupant or lessee occupant of a single-family residence, or the owner of a single-family residence under construction for his or her occupancy, from planning, installing, altering or making repairs to such residence. The residence must be the owner's primary residence, or will be for six months following the completion of the work. The provisions within this section shall not apply in the following instances:
 - (1) construction of any public improvement components, as defined within Chapter 154 of Village Code; or
 - (2) any project defined as a Major Development, as defined within Chapter 154 of Village Code.
 - (3) installation of an electrical service unless homeowner first passes a qualification test.
- (F) Any listed contractor on a building permit application form must be registered with the Illinois Secretary of State, if the business is a partnership, LLC, LLP or corporation; and/or the provisions of 805 ILCS 405 et seq., if applicable.

(Ord. 2561, passed 10-28-82; Am. Ord. 3150, passed 4-20-89; Ord. 6580, passed 2/3/11; Ord. 6717, passed 5/3/12; Ord. No. 7761, § 1, passed 12-5-19; Ord. No. 7890, § 2, passed 12-3-20; Ord. No. 8171, § 3, passed 7-20-23)

§ 150.144 Deposit required for protection of public properties.

- (A) The applicant requesting a permit to build a new principal structure or undertaking work within the public right of way not covered under § 150.145, shall be required to place on deposit the amount set forth in § 150.141 as part of the building permit which will ensure public right-of way restoration, such as sidewalks, curbs, parkway landscaping and other parkway improvements. This requirement shall not be required for permits to repair or replace existing driveways or sidewalks.
- (B) Upon completion of work within the public right of way and inspection approval by the village, a refund of the deposit referenced in subsection (A) above shall be issued by the village to the person, firm or corporation making said deposit, provided that all portions of the public right-of-way, and appurtenances thereto have been restored to the village's satisfaction. Construction deposits under this section shall be retained until the requirements of subsection 150.152(D) have been met.
- (C) (1) When any earth, gravel, or other material is caused to roll, flow, or wash upon any street, the person causing or having responsibility for causing, the earth and like material to be placed or rest on the street, shall cause the same to be removed from the street within 24 hours after deposit, unless said deposit is of sufficient quantity or such a nature that would cause either a safety hazard or a spreading problem beyond

which would be considered reasonable as determined by the Director of Building. In that event the earth, gravel, or other material shall be removed immediately. In the event it is not, the Village Manager or designee shall cause to remove said dirt, gravel, or other material and the person causing said earth, gravel, or other materials to be placed or allowing it to be place on the street shall be billed for the cost of removal or such.

(2) If the person causing or allowing the earth, gravel, or other material to rest upon any street, is a permittee, for example, an individual who has a permit from the village, the cost of such by the village may be deducted from any type of miscellaneous deposit said permittee has. Any violation of this section shall be as provided in division (D) of this section.

(D) Failure to restore said public right-of-way shall place the entire deposit in default, plus any amount required over the deposited amount to restore the public way shall be recorded as a lien against the property.

(Ord. 2561, passed 10-28-82; Am. Ord. 2830, passed 2-27-86; Am. Ord. 2888, passed 9-25-86, Ord. 4095, passed 11/16/95; Ord. 6581, passed 2/3/11)

§ 150.145 Sewer and water repair deposits.

A deposit of \$250.00 shall be required for restoration of parkway and sidewalks for sewer and water service repairs of residential property. A deposit of \$500.00 shall be required for restoration of parkway and sidewalks for sewer and water service repairs of nonresidential property. If it is necessary to open parkway on the opposite side of the street, an additional \$250.00 will be deposited.

(Ord. 2561, passed 10-28-82; Ord. 3581, passed 2/3/11)

§ 150.146 Application for building permits.

The Director of Building shall upon review and approval of the plan submitted issue permits for the construction or alteration of buildings and structures provided all the other requirements of ordinances have been approved by the respective departments.

(Ord. 2561, passed 10-28-82)

§ 150.147 Reserved.

§ 150.148 Starting permits.

(A) A starting permit may be issued for the construction of the foundation (excludes 1 and 2 family residences) provided the plans are complete and approved as described in §§ 150.147 through 150.156.

(B) The holder of a starting permit for the foundation or other underground work shall proceed at his own risk without assurance that a permit for the entire structure will be granted.

(Ord. 2561, passed 10-28-82)

§ 150.149 Technical data required.

(A) The Director of Building shall require, as necessary, other pertinent information such as soil tests, compaction reports, and technical data that will provide the necessary structural strength and fire resistance

qualities of the buildings. He shall require, as necessary, other reports from technical testing laboratories during construction all at the applicant's expense and shall become part of the building permit file.

- (B) In an area having substandard bearing soils, the applicant shall be required to submit soil testing reports with recommendations certified by a registered professional engineer.
- (C) Any building exceeding two stories in height above grade will be required to submit soil testing reports along with application.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.150 Submission of architectural plans.

Application for a new building permit shall require submission of architectural plans or drawings in accordance with International Residential Code (IRC) Section 106 or International Building Code (IBC) Section 107 as applicable.

Plans and drawings for new construction, additions or remodeling shall be prepared by a licensed Architect or Structural Engineer in any of the following cases:

1. Where the work be undertaken requires a permit, and the cost of the project is over \$15,000.00 in constructions cost.
2. Commercial construction where ADA/Accessibility codes are required to be included in the design.
3. Significant structural work beyond what is already covered in prescriptive sections of the adopted codes.

Note: the requirement for sealed drawings can be waived in accordance with Section R106 of the International Residential Code.

(Ord. 2561, passed 10-28-82; Ord. 5481, passed 5/6/04; Ord. 6602, passed 4/7/11; Ord. No. 8171, § 4, passed 7-20-23; Ord. No. 8224, § 1(Exh. A), passed 12-21-23)

§ 150.151 Topographical survey.

A topographical survey prepared by a registered engineer based on one-foot intervals, including surrounding adjacent buildings and other appurtenances within 20 feet of the subject property with foundation elevation and elevation of other permanent structures, using true U.S.G.S. elevation standards plus existing grade of curb, sidewalks, and roadways.

(Ord. 2561, passed 10-28-82; Ord. No. 8224, § 1(Exh. A), passed 12-21-23)

§ 150.152 Engineering drawings.

- (A) Applications for building permits for all development shall include a set of engineering drawings. Applications for building permits for all development in special management areas (flood plains, wetlands, areas having substandard bearing soils) shall in addition be subject to those application requirements which may be required by the County of DuPage.
- (B) Drawings shall be prepared by an Illinois Registered Engineer and include but not be limited to: all existing and proposed grades, proposed storm water runoff and storm water management facilities (with calculations utilizing TR20, TR55, or other methodology with prior approval of the Director of Building),

existing and proposed curb cuts for street access, private development improvements which will be dedicated to the village and for which the Village will accept ownership and maintenance responsibility, and other details as required by the Director of Building to determine compliance with village regulations.

- (C) Prior to final inspection, an "as built" record drawing of the grading plan prepared by an Illinois Registered Engineer shall be submitted to Private Engineering Services Division for review and approval. Issuance of any Certificate of Occupancy, as well as return of applicable fees, bonds, and/or letters of credit are subject to approval of said "as built" record drawing.
- (D) When deemed necessary the Director of Building may send the engineering drawings to an independent, third-party agency for review. The Director of Building shall periodically place before the Board of Trustees for their approval, a contract for said third-party review services. Upon approval of the contract by the Board of Trustees the Director of Building shall establish review fees such that the cost of review whether performed by Private Engineering Services staff or third-party agency, in addition to any such other administrative fees charged by the Village, shall be borne by the permit applicant.

(Ord. 2561, passed 10-28-82; Am. Ord. 2830, passed 2-27-86, Ord. 3591, passed 8/20/92, Ord. 3944, passed 12/15/94; Ord. No. 8224, § 1(Exh. A), passed 12-21-23)

§ 150.153 Plat of survey.

A plat of survey prepared by a registered land surveyor shall be submitted.

(Ord. 2561, passed 10-28-82; Ord. No. 8224, § 1(Exh. A), passed 12-21-23)

§ 150.154 Plot plan.

A plot plan will also be filed in triplicate or made part of the prepared plans showing size of the proposed building, distances of yards or setbacks, parking spaces, and maneuvering areas, including illumination where required.

(Ord. 2561, passed 10-28-82)

§ 150.155 Floor area tabulation.

Floor area will be tabulated using the sum of all levels using outside dimensions, including attached garages, except cellar level as defined in the zoning ordinance.

(Ord. 2561, passed 10-28-82)

§ 150.156 Accessibility requirements.

All plans submitted for permit shall provide and illustrate the accessibility requirements along with dimensions of height, width, and the like.

(Ord. 2561, passed 10-28-82)

§ 150.157 Issuance of building permits.

- (A) No permit will be considered valid unless plans are signed or stamped by the Fire Chief or designee and/or the Director of Building, whichever is applicable.

(B) The Village shall not issue any permit for the construction of any building or structure in violation of any valid restriction imposed by law.

(C) No building permit shall be issued unless engineering drawings required under § 150.152 shall have been reviewed by the Director of Building, to certify the details shown on the drawings comply with applicable local regulations, and full payment has been made for any review.

(Ord. 2561, passed 10-28-82; Am. Ord. 2789, passed 10-24-85; Am. Ord. 2953, passed 5-28-87; Am. Ord. 2954, passed 5-28-87, Ord. 3591, passed 8/20/92; Ord. No. 7349, § 1, passed 4-6-17)

§ 150.158 Reserved.

Editor's note(s)—Ord. No. 3926, passed November 3, 1994, repealed § 150.158, which pertained to Construction Deposits.

§ 150.159 Roofing contractors; proof of certification to be filed.

(A) Every roofing contractor or person providing roofing services shall file proof of certification of registration as required by the Illinois Roofing Industry Licensing Act with the village prior to any permit to construct, reconstruct, alter, maintain, or repair a roof within the village, being issued to the roofing contractor.

(B) In the event the contractor does not have a certificate of registration, proof of application of said registration shall be accepted until April 1, 1986.

(Ord. 2800, passed 12-5-85)

Cross reference(s)—Penalty, see § 150.999

§ 150.160 Reserved.

Editor's note(s)—Ord. No. 7286, § 1, adopted October 20, 2016, repealed § 150.160, which pertained to expedited permit review process and fees and derived from '70 Code, § 15.10.190.

ARTICLE XVIII. FIRE, SAFETY, AND SPRINKLER REGULATIONS

§ 150.170 Title.

The hereinafter described regulations shall be known as the Fire, Safety and Sprinkler Regulations of the village.

(Ord. 2561, passed 10-28-82)

§ 150.171 Reserved.

§ 150.172 Fire districts.

Fire Districts shall embrace all zoning districts within the corporate limits of the village and as may be extended from time to time.

(A) *Fire District 1.*

-
- (1) Fire District 1 shall include all multi-family dwelling buildings in residential zoning districts and other related accessory buildings within a planned development and all business districts zoned with the "B" prefix symbol, all office and institutional districts, and restricted industrial districts.
 - (2) In Fire District 1 no existing building of ordinary construction may be extended in area, unless the addition is built of noncombustible materials.
 - (3) No building shall be moved into or within the Fire District 1 if of ordinary or frame construction.

(B) *Fire District 2.* Fire District 2 shall include all one- and two-family dwellings only.

(Ord. 2561, passed 10-28-82; Am. Ord. 3172, passed 6-15-89)

Cross reference(s)—Penalty, see § 150.999

§ 150.173 Reserved.

§150.174Reserved.

Ord. 3166, passed 6-1-89)

§ 150.175 Fire flow tests.

- (A) The Fire Department shall test or witness tests to determine fire flow.
- (B) The test required by subsection (A) above shall be conducted and the flow calculated according to the following provisions:
 - (1) Available fire flow will be determined by conducting a single fire hydrant flow in conjunction with residual pressure reading from a hydrant on the same main. The Fire Department shall determine which fire hydrants will be used for flow and residual readings. The following data will be recorded:
 - (a) Date and time of day;
 - (b) Hydrant locations;
 - (c) Normal operating pressure;
 - (d) Flow pressure; and
 - (e) Residual pressure.
 - (2) Hydrant flow shall be calculated based upon a standard co-efficient of friction of .9 for 2½-inch orifice or .756 for 4½-inch orifice unless otherwise determined by the Fire Chief.
 - (3) Available water shall be calculated by the following chart or formula:

The formula for available water is:

A.W. @ 20 PSI residual = Square Root of

Where Q = Total gpm during the flow

D2 = The normal operating pressure minus 20 psi

D1 = The normal operating pressure minus residual pressure during the flow.

If the answer is greater than Q, add ten percent of the difference to the answer. If the answer is less than Q, subtract ten percent of the difference from the answer.

-
- (4) The residual hydrant will be the most remote hydrant in relation to the risk if an interior main system or the closest street hydrant to the risk.

(Ord. 3166, passed 6-1-89)

ARTICLE XIX. SMOKE DETECTORS

§ 150.185 Detectors required.

Smoke detectors shall be required in all buildings or residential or mixed occupancy having any residential units pursuant to Illinois Smoke Detector Act, 425 ILCS 60/1 et. seq.

(Ord. 3050, passed 4-21-88)

ARTICLE XXI. OCCUPANCY⁴

§ 150.220 Occupancy of buildings.

- (A) The Director of Building and Fire Chief, or their designees, shall determine that any building under construction shall be completed in a manner as described hereinafter before any occupancy whatsoever shall be permitted whether whole or in part.
- (B) A Certificate of Occupancy permit is required whenever any building or structure is used for any purpose other than the construction of that building or structure. A Certificate of Occupancy permit shall not be issued to an applicant who has not complied with all of the building, health, subdivision, zoning, and any other local ordinance of the village or laws of the state.
- (C) A Conditional Certificate of Occupancy permit for partial occupancy of the building is also required whenever any building or structure is determined to be safe and habitable but may not meet all provisions of Village Code due to weather conditions, an established phasing or stocking plan, or other minor conditions, as determined by the Village, that warrants such a Conditional Certificate of Occupancy issuance. Due to architectural characteristics and design it may be required that additional protection and fire separation shall be proved for the health, safety, and welfare of the occupants before any partial occupancy is permitted. In such cases, said applicant, upon a showing that the building is safe for occupancy, may set up an escrow account with the Village wherein sufficient funds, as determined by the Village, are deposited to guarantee that the building or site shall be completed in compliance with Village Code or laws of the State.
- (D) A Certificate of Occupancy or Conditional Certificate of Occupancy shall be signed by the Fire Chief or designee and the Director of Building. No building or structure or any part thereof shall be used or occupied until a Certificate of Occupancy or Conditional Certificate of Occupancy has been issued by the Director of Building and Fire Chief or their designees. They shall jointly issue such certificate only if, after inspection, he/she finds that such building or structure complies with the provisions of this title and all other laws of the Village and the State of Illinois, and that said building or structure has been completed in accordance with the approved plans and documents filed in support of the approved Building Permit relating to said building or structure. Such Certificates shall also identify the permitted use for the building or structure.

⁴Editor's note(s)—Ord. No. 7891, § 3, passed December 3, 2020, changed the title of Article XXI from Partial Occupancy to Occupancy.

-
- (E) "As built" plans and drawings of any new commercial construction, additions and interior alterations in an electronic format compatible with Village electronic data storage systems shall be required to be submitted to the Community Development Department when the project is completed and approved by the Community Development and Fire Departments.
 - (F) Prior to or concurrent with the issuance of any Certificate of Occupancy or occupancy permit, the Director of Building of the Village shall make said Certificates, along with any companion approved plans and documentation available to the respective Township Assessor for the purpose of determining any impacts a development may have on the property assessment.

(Ord. 2561, passed 10-28-82; Ord. No. 7891, § 3, passed 12-3-20)

§ 150.221 Exterior of building.

- (A) The exterior of the building shall be complete in every detail, including roof, gutters, downspouts, glazing, painting and masonry cleaning, and any other work that will require the use of cranes, ladders, and scaffolds shall be completed.
- (B) Where work is to continue on buildings over five stories an exterior lift may be used to transport building materials to the higher floors and additional protection shall be provided not only at the base of the lift but on each floor it vertically services.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.222 Grading.

Grading will be completed with the exception of final landscaping. All rubbish and excess building material shall be removed from the site. Each day that rubbish or excess building material shall remain on the site shall constitute a separate violation of this section.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.223 Sidewalks to be in place.

All sidewalks shall be in place as necessary to provide adequate ingress and egress.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.224 Stairways.

Stairway doors leading to unfinished floors shall be installed and provided with a locking device or hardware so as not to permit trespassing except authorized workers and shall be locked at the close of each working day.

(Ord. 2561, passed 10-28-82; Ord. No. 7891, § 3, passed 12-3-20)

Cross reference(s)—Penalty, see § 150.999

§ 150.225 Entrance doorway; front and rear.

All entrance areas shall be illuminated and maintained.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.226 Hallways and corridors.

All hallways shall be maintained in the same manner as stairways, including emergency lighting and alarm boxes if required.

(Ord. 2561, passed 10-28-82)

Penalty, see § 150.999

§ 150.227 Fire protection.

(A) Sprinkler systems need not be completed and charged in the entire building if the below criteria have been met and approved by the Fire Prevention Bureau:

- (1) The building is a one-story building.
- (2) The sprinkler system is installed and fully operable in all occupied portions.
- (3) At least two sides of the unsprinklered space must be exterior walls or one exterior wall with not more than 100 feet of unsprinklered depth.
- (4) The unsprinklered space must have external access and at least 15 feet external clearance.
- (5) Storage or any type of use will not be permitted in the unsprinklered space.
- (6) The Fire Department may require the installation of temporary fire protection during construction in an unsprinklered space.

(Ord. 2561, passed 10-28-82; Am. Ord. 2712, passed 12-13-84; Ord. No. 7891, § 3, passed 12-3-20)

Cross reference(s)—Penalty, see § 150.999

§ 150.228 Heating and air-conditioning.

(A) All heating units shall be installed and completed in working condition, including air-conditioning if supplied.

(B) In the event building is supplied by a central unit for heating or air-conditioning it shall be so installed to permit extension to the system without interrupting the service to all previous occupancies.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.229 Plumbing services.

(A) *Water service.*

- (1) Any and all water meters shall be installed before any occupancy.

-
- (2) Valves must be installed so service to occupied areas will not be interrupted upon extension of service to additional units.
 - (3) Hot water service must be completed.
 - (4) All applicable fees and deposits as set forth in Chapter 51, shall be paid before any occupancy is permitted.
- (B) *Sanitary sewer.* Main vent stack must be completed through roof. All open closet bends, kitchen, lavatories, and shower and tub drains will be sealed to prevent spread of sewer gas.
- (C) *Gas service.* Shut-off valves will be supplied in place for each appliance and service when extended will be installed in the same manner as for water.
- (Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.230 Electrical wiring and fixtures.

- (A) All wiring shall be pulled with splices intact along with switches and receptacles mounted with cover plates on each occupied floor.
 - (B) Electrical panels will be completely wired on each occupied floor and circuits properly identified with proper over current protection
 - (C) Electrical panels located in distribution areas will be covered except when attended by electricians during working hours.
 - (D) Where lighting fixtures are not installed prior to occupancy, lighting will be supplied by installing a keyless receptacle.
 - (E) Any portion of an open circuit which can be energized by throwing a switch will not be permitted.
- (Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.231 Occupied floors.

- (A) All unoccupied dwelling units on a floor to be occupied shall be substantially completed, with the exception where a tenant or owner are given the option as to choice of ceramic tile, floor coverings, kitchen and vanity tops, and special lighting fixtures.
 - (B) Any unit to be occupied within the approved floor shall be complete in every detail and subject to final inspection before occupancy.
- (Ord. 2561, passed 10-28-82)

Penalty, see § 150.999

§ 150.232 Elevators.

- (A) No single passenger elevator will be used to transport material and workers above the occupied level of a building under construction.

-
- (B) The passenger elevator shall be so installed to provide floor stops at each subsequent approved occupied floor only.
 - (C) If more than one elevator is installed a sign shall specifically identify the passenger elevator at each occupied floor and the elevator used for material handling shall be isolated and capable of being locked at the close of the each working day.

(Ord. 2561, passed 10-28-82)

Penalty, see § 150.999

§ 150.233 Balconies or terraces.

All open balconies and terraces shall be complete with permanent protective railings as submitted on approved plans.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.234 Screens.

Screens shall be provided on each window or exterior door opening for multi-family dwelling units.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.235 Parking.

- (A) Parking areas and spaces shall be paved, striped and illuminated as required by Section 155.500 et seq. of Village Code.
- (B) Proper screening to protect adjacent residential property shall be in place where required.
- (C) Parking areas for tenants shall be separated in a manner that construction tradespeople or equipment will not occupy these spaces.

(Ord. 2561, passed 10-28-82; Ord. No. 7891, § 3, passed 12-3-20)

Cross reference(s)—Penalty, see § 150.999

§ 150.236 Mailboxes.

For any development in which the United States Postal Service requires installation of Cluster Box Units (CBU) as the means of delivering mail to a given development, the developer shall be required to pay for and install required CBU mailboxes to serve the development. The CBU mailboxes shall meet the provisions set forth within the latest adopted version of the "United States Postal Service National Delivery Planning Standards: A Guide for Builders and Developers." The required installation shall occur prior to the issuance of a Certificate of Occupancy by the Village for a given building, property or development.

(Ord. No. 8162, § 1, passed 6-15-23)

§ 150.245 Reserved.

Editor's note(s)—Ord. No. 7891, § 4, passed December 3, 2020, repealed § 150.245 which pertained to occupancy permits and derived from Ord. 2561, passed October 28, 1982 and Ord. 5933, passed October 5, 2006.

§ 150.246 Reserved.

Editor's note(s)—Ord. No. 7891, § 4, passed December 3, 2020, repealed § 150.246 which pertained to certificates of occupancy, occupancy permits, and filing of certified copies, and derived from Ord. 2561, passed October 28, 1982; Ord. 3721, passed July 1, 1993; and Ord. 5464, passed April 6, 2004.

§ 150.247 Building and occupancy of accessory buildings prohibited; exceptions.

- (A) It is unlawful to commence the construction of a garage, or other accessory building on residential premises in the village prior to the construction of a dwelling house on such premises; provided, that the erection of such dwelling and accessory building may be done at the same time.

(Ord. 2561, passed 10-28-82; Ord. No. 7891, § 4, passed 12-3-20)

Cross reference(s)—Penalty, see § 150.999

ARTICLE XXIII. DEMOLITION, MOVING OF BUILDINGS

§ 150.260 Issuance of demolition permit restricted where private well or septic tank exists.

- (A) Demolition or wrecking permits will not be issued (or any other object removed whatsoever) where a private well or septic tank exists until such well is sealed by a licensed and registered well driller and the septic tank pumped and filled, and affidavits filed with the State Bureau of Mines, County Health Department, and Building Division.
- (B) The Director of Building, shall inspect the demolition site to ensure that the water and sewer connections are sealed in accordance with the law, and the septic tank has been pumped and filled.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.261 Permit required to move buildings.

It is unlawful to move any building or other structure on, over, or across any public street in the village without having first secured a permit from the Director of Public Works and the Building Division.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.262 Application for moving permits.

Applications for moving permits shall be made to the Director of Public Works and shall state the type of structure to be moved, its origin, proposed route, and proposed destination, and the number of days it is

contemplated such structure will occupy any portion of any street, alley, sidewalk, or other public place. The Director of Public Works shall determine the extent to which village personnel will be involved by such building moving, including traffic control and moving or servicing village property.

(Ord. 2561, passed 10-28-82)

§ 150.263 Foundation plans.

- (A) A foundation plan shall be drawn to scale, with floor plans showing existing electrical fixtures, plumbing fixtures, type of heating, ventilation schedule, and shall be submitted with the application for a moving permit and shall comply with § 150.153 also.
- (B) Moving permits shall be subject to the same provisions as established in § 150.260 for wrecking if the abandoned site will be left vacant after moving the building.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.264 Permit fee.

- (A) Upon approval of the intended route by the Director of Public Works, a permit fee (see § 150.140) shall be paid for moving any building or structure on, over, or across any public street.
- (B) An additional payment of \$25.00 for each day or fraction thereof over and above the time stated on the permit during or on which any building shall occupy such public place shall be paid. In addition, applicants shall reimburse the village for such expenses as it shall incur by reason of the moving of such building or structure.

(Ord. 2561, passed 10-28-82)

§ 150.265 Bond required.

- (A) A moving permit shall not be issued until the applicant shall have given a performance bond in the sum of \$10,000.00, with good and sufficient corporate surety together with a certificate of insurance for \$300,000.00 single limit manufacturers and contractors liability naming the village as beneficiary.
- (B) The permit bond shall ensure:
 - (1) That applicant will pay any and all damages which may occur to any tree, pavement or sidewalk, street light, hydrant, or any property belonging to the village, whether the damage shall be caused by the applicant or its agents, employees, or workers.
 - (2) That applicant will immediately pay any judgment for personal injuries or property damage that may be obtained against the village as well as any cost, expenses and attorneys' fees the village may incur in consequence of the granting of such permit, and all the acts done thereunder.
 - (3) That the applicant will, in all things, strictly comply with the conditions of its permit.

(Ord. 2561, passed 10-28-82)

§ 150.266 Warning lights required.

Every moving permittee, while using any portion of the street or sidewalk, shall cause not less than one amber light to be placed in a conspicuous place in front and one in the rear of any building, or any other obstruction placed in the street by it, from sunset to sunrise of each night. Such permittee shall also leave all streets and alleys over which any building has been moved in as good condition as such streets and alleys were before so used, and shall strictly comply with the terms of the permit.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.267 Cutting wires.

Whenever it is necessary to interfere with wires or cables of a public utility in moving a building, the terms of any special or franchise ordinance or licensing ordinance shall apply and the bond therein specified shall be given.

(Ord. 2561, passed 10-28-82)

§ 150.268 Backfilling and grading of former building site.

In the event any building or structure is moved from a site within the village and upon the removal of the foundation, the excavation, pits, cesspools, wells, and sewer connections shall be completely backfilled with clean fill material only (no debris), with the top six inches of fill being topsoil with hydro-mat, hydro-seed or sod, and tamped so as to leave the site at grade level or in a manner acceptable to the Director of Building or designee. Such site shall also be left free of debris and material. Failure to complete the site restoration within 30 days will result in the applicant, owner or general contractor being subject to a special late work fee of \$250.00 per day until such work is completed. The village shall deduct such fee from the construction deposit.

(Ord. 2561, passed 10-28-82; Ord. 6310, passed 3/5/09)

Cross reference(s)—Penalty, see § 150.999

ARTICLE XXIV. GRADE CHANGES

§ 150.280 Permit required.

It is unlawful for any person, firm, or corporation to alter or change the elevation or grade of any lot or parcel of land within the Village, including, but not solely limited to landscaping, without having first obtained a permit for such alteration or change from the Department of Community Development. This shall also include all new construction, parking lots, and all open land.

(Ord. 2561, passed 10-28-82, Ord. 3438, passed 9/15/91)

Cross reference(s)—Penalty, see § 150.999

§ 150.281 Submission of topographical survey prerequisite to issuance of permit.

Applications to the Community Development Department for Fill and Grade Change Permits shall contain:

-
- (1) A topographical survey using U.S.G.S. datum of the area contributing to a nuisance or creating stagnant pools. The survey shall be prepared by a registered land surveyor, and shall have been produced not more than five years prior to the date of application, nor shall the survey have been produced prior to the completion of any change of grade upon the subject or adjacent parcels of property.
 - (2) A final grading plan prepared by a registered engineer, providing that such altering or change of grade shall not result in a material change in the flow of storm or surface water, which will be detrimental to adjacent or nearby properties.
 - (3) In the case of a single-family residence, the submittal requirements may be waived upon determination of the Director of Building, that the scale of the project is insufficient to result in a material change in the flow of storm or surface water, which will be detrimental to adjacent or nearby properties.

(Ord. 2561, passed 10-28-82, Ord. 3438, passed 8/15/91)

§ 150.282 Deposit required.

In all cases where the issuance of a permit has required the submission of a topographical survey using U.S.G.A. datum, the sum of \$500.00 shall be deposited with the Department of Community Development, in addition to the filing fee required in § 150.283, before any such permit will be granted. Such deposit shall be returnable, in full, to the applicant when such applicant calls for a final inspection and receives approval from the Department of Community Development. The Department of Community Development shall have the right to require submittal of an as-built topographical survey prior to final approval. In the event the applicant fails to conform to the requirements of the permit and refuses to make the necessary corrections so that it becomes necessary for the village to initiate legal action to enforce the provisions of this subchapter or the plans approved by the village upon application for filling, such deposit of \$500.00 shall be used by the village towards its court costs and reasonable legal fees in and about the prosecution of such action.

(Ord. 2561, passed 10-28-82, Ord. 3438, passed 8/15/91)

§ 150.283 Drainage flow affected; property owner consent required; permit fees; permit limitations; renewal of permits.

- (A) In such cases where the filling in of land will adversely affect the adjoining or nearby real estate in the flow of established drainage, it will be necessary for the applicant hereunder to get consent or an agreement with the property owners so adversely affected and involved. Such consent or agreement shall be recorded, and in such form as to constitute a perpetual easement providing for the construction, operation, and maintenance of any new drainage courses adversely affecting property other than that of the applicant.
- (B) The filing fee for such application for a permit shall be .00216 dollars per square foot of the total area of the lot or lots on which the fill or grade change is located, or \$16.00 whichever is greater.
- (C) Upon receipt of a notification of a permit denial, or a "notice of violation and order to abate", the person named in said notification shall have ten days from receipt of notification to file a written request with the Director of Building for appeal to the Public Works Committee. No permit shall be issued nor shall any fill or grading take place during the pendency of the appeal to the Public Works Committee.
- (D) Permits shall be valid for six months from the date of issuance.
- (E) Permits may be renewed with the approval of the Director of Building. Submittal of a current topographical survey showing existing grades as the time of renewal, shall be required in all cases where a survey was

required for the original permit. Fees for renewal permits shall be limited to the filing fee, no additional deposit shall be required.

(Ord. 2561, passed 10-28-82, Ord. 3438, passed 8/15/91; Ord. 6468, passed 4/15/10)

§ 150.284 Obstruction of storm water drainage course prohibited.

It is unlawful for the owner or occupants of any subdivision or any parcel of land to obstruct any storm water drainage course.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.285 Prohibited fill materials.

It is unlawful for any person to use garbage, offal, or refuse or any other substance of nuisance character to alter or change the elevation or fill any lot or parcel within the village.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.286 Nuisance declared.

It is hereby declared a nuisance for any person, firm, or corporation to alter or change the elevation or grade of any lot or parcel of land within the village, other than in full compliance with the provisions of this subchapter.

§ 150.287 Denial of permit; notice of violation; administrative appeals.

- (A) Whenever a permit application is denied, the applicant shall be supplied within seven days of such decision, written notification thereof stating the reasons for the denial. Notification shall be delivered by certified mail, return receipt requested.
- (B) Whenever it is determined that a violation of this subchapter has occurred, a "notice of violation and order to abate" shall be served upon the owner and/or the occupant, of the property on which the violation has occurred, by personal service or by certified mail, return receipt requested, in accordance with Title 9, Chapter 94, § 94.03 of this Code.
- (C) Upon receipt of a notification of a permit denial, or a "notice of violation and order to abate", the person named in said notification shall have ten days from receipt of notification to file a written request with the Director of Building for appeal to the Public Works Committee. No permit shall be issued nor shall any file or grading take place during the pendency of the appeal to the Public Works Committee.
- (D) Stop work orders shall be administered in accordance with provisions of §§ 150.366 and 150.368 and the amount of fines assessed for violation of these provisions pertaining to grade changes shall be that listed in § 150.999 of this Code despite any other Code provision to the contrary.

ARTICLE XXV. DRIVEWAYS

§ 150.295 Definitions.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Commercial driveway. A driveway providing access to commercial establishments in business for the purpose of servicing or storing motor vehicles, loading or unloading merchandise transported in the vehicles, or serving the driver of the vehicle while he remains in the vehicle.

Far side of intersection. The portion of the public way on the right hand side and in the direction of travel, immediately beyond the intersecting street, or the portion of the public way on the right or left hand sides on a one-way street in the direction of travel, approaching the intersecting street.

General driveway. A paved roadway constructed within the public way, connecting the public roadway with private property, leading completely within the private property for the purpose of providing access for motor vehicles from the public way into the private property, and shall be used in such a way that the access into the private property will be complete and will not cause the blocking of any parkway or street.

Near side of intersection. The portion of the public way on the right hand side in the direction of travel, approaching the intersecting street, or the portion of public way on the right or left hand sides on a one-way street in the direction of travel approaching the intersecting street.

Residential driveway. A driveway which provides access to off-street parking facilities serving residential buildings housing four or less families; or a driveway which provides access to off-street parking facilities serving residential building housing more than four families.

(Ord. 2561, passed 10-28-82)

§ 150.298 Driveway openings; permit required.

- (A) All persons, firms, or corporations desirous of constructing a driveway or drive-ways as hereinafter permitted within the village limits, must file application for permission to construct driveway openings onto public streets or alleys within the office of the Director of Public Works. All permits for said driveways shall require the approval of the said Director of Public Works. The approval of the driveway is to be based on a determination made by the said Director of Public Works as to whether or not the said driveway meets the requirements of public safety, health, or welfare based on standard rules and regulations of traffic engineering and traffic safety. In the event that any application for a driveway permit is refused by the Director of Public Works the applicant shall have the right to apply to the Village Board of Trustees for a hearing on such refusal and the decision of the Village Board shall be final in all cases.
- (B) In the event the use of the real estate for which permission to construct driveways has been granted shall change or be altered in any such way so as to substantially effect the use of the driveways and the effect of the said use on public health, welfare, or safety based on the usual and ordinary standards of traffic engineering and traffic safety, the Director of Public Works shall have the right to revoke the use of such driveways or to direct the alteration or change of the width or location of any such driveway or driveways. Any owner changing the character, kind, or intensity of use of the property for which driveways have been constructed shall submit a new application for a driveway permit upon the request of the Director of Public Works.

As part of the permit review, the Director of Public Works shall have the authority to hire professional traffic and/or engineering consultant(s) to facilitate the review of any submitted driveway permit plans. If in the event that the Director of Public Works determines that professional consultant services will be required as part of the driveway permit review process, the owner/applicant shall provide the village with a \$1,000.00 deposit which will

be used to pay for the consultant review. If the review does not expend the entire \$1,000.00 noted above, the owner/applicant shall be entitled to a reimbursement of the unspent amount. If the consultant fees exceed \$1,000.00, the additional amount shall be fully paid by the owner/applicant prior to issuance of any associated driveway permit plans.

- (C) In the event the Director of Public Works shall order or direct the closing of any driveway as a result of owner failing or refusing to comply with this Chapter, then said driveway shall be closed at the expense of the owner.
- (D) Driveways previously installed before the effective date of this section shall not be required to apply for a driveway permit retroactively. However, all changes of use involved subsequent to the effective date of this section shall be governed by this section and application shall be made as set forth herein.

(Ord. 2561, passed 10-28-82; Ord. 6052, passed 6/7/07)

Cross reference(s)—Penalty, see § 150.999

§ 150.299 Commercial driveways; requirements.

All requests for commercial driveway permits shall be accompanied by a plan drawn to scale showing the following general requirements:

- (A) The distance from the driveway opening at the curb to the prolongation of the property line of the nearest intersecting street.
- (B) The width of the driveway at the property line.
- (C) The curb radius on each side of the driveway.
- (D) Identification and location of curb lines, property lines, sidewalks, existing driveways, bus zones, parking regulations and signs, traffic signals, utility poles, parking meters, light standards, and fire hydrants.
- (E) The distance from the property line to buildings, loading docks, gasoline pump islands, and doors.
- (F) Commercial driveways for each piece of property shall be limited to two in the first 100 front feet; and one per additional 100 front feet.
- (G) On arterial streets on which the average daily traffic exceeding 20,000 vehicles per day, there shall be a minimum of 440 feet between centerlines of driveways. Circulation between driveways will be accomplished on a frontage road. The frontage road shall generally be off the public right-of-way.
- (H) Driveways from adjacent properties shall not be cross connected so as to effectively increase the number of driveways otherwise available to the properties if their frontage were summed.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.300 Location of driveways.

Driveways shall be located in accordance with the following regulations:

- (A) The distance from the end of the driveway curb cut to the prolongation of the nearest intersecting street property line shall not be less than 20 feet on the near side of the intersection and not less than ten feet on the far side.

-
- (B) The distance from the end of the driveway curb cut to the end of the intersecting street curb rounding shall not be less than five feet.
 - (C) The distance from the end of the driveway curb cut to the nearest cross-walk shall not be less than five feet.
 - (D) The distance from the end of the driveway curb cut to the nearest lateral property line shall not be less than five feet.
 - (E) The distance between commercial driveways, measured at the curb line of the street, shall not be less than 20 feet.
 - (F) Where bus stops exist at locations where driveways are desired, the minimum allowable distance between driveways, measured at the curb line of the street, shall be 40 feet.
 - (G) No driveways shall be constructed which enter a public street within the limits of an intersection, with the limits of the intersection being defined as the area included within the prolongation of the lateral boundary lines of two or more streets or highways which join one another at an angle whether or not one such street or highway crosses the other.
 - (H) At heavily traveled intersections where separate right turn lanes are incorporated in the design, no driveway shall be constructed where the edge of the turning lane pavement is greater than five feet from the edge of the through pavement.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.301 Design specifications.

- (A) Driveways shall be designed in accordance with the latest version of the Lombard Specifications Manual as well as following regulations:
 - (1) Commercial driveways designed for one-way traffic flow shall not exceed 20 feet in width measured at the property line.
 - (2) Commercial driveways designed for two-way traffic flow shall not exceed 35 feet in width measured at the property line.
 - (3) Residential driveways shall not exceed 20 feet in width nor be less than nine feet width measured at the property line.
 - (4) All driveways shall have curb radii not less than two feet for residential nor more than 15 feet for commercial.
 - (5) The angle between the curb line of the street and the center line of the driveway shall not be less than 60 degrees.
 - (6) Where a driveway is permitted into a street having a barrier median a break shall not be made in that median unless in the village's determination indicates that:
 - (a) the barrier break is not otherwise prohibited by Village Code or policy;
 - (b) left turn bays can be constructed and signalized if necessary, and
 - (c) no hazard or impediment is created for through traffic.
 - (7) Any request for driveway access leading to perpendicular loading docks or parallel doors which are less than 45 feet from a public right-of-way will be considered as extensions of the roadway. In these

instances a request for approval of a driveway access permit shall be accompanied by a written correspondence from the applicant addressed to the Director of Public Works stating the size of the vehicles which will be using such loading facilities, the frequency with which they will be using the facilities and provisions which will be made by the permittee to ensure that such vehicles will be contained entirely within the permittee's property while loading or unloading. Approval of the Director of Public Works will be required prior to the issuance of such permits.

- (8) All requests for permits for driveways which exceed the dimensions set forth in subsection 155.301(A) above shall be accompanied by a written correspondence from the applicant addressed to the Director of Public Works stating the needs and justification for such additional driveway width. Permits for the construction of such driveways shall not be issued without the approval of the Director of Public Works.

(B) All driveways and approaches shall be designed to meet the following specifications:

- (1) Commercial approaches, minimum structural #3 IDOT or equivalent.
- (2) Residential approaches, six-inches stone + three-inches compacted blacktop or four-inches stone + six-inches concrete, six bag-air entrained mixture.
- (3) Residential driveways, six-inches stone + two-inches compacted blacktop or four-inches stone + five-inches concrete, six bag-air entrained mixture.

(Ord. 2561, passed 10-28-82; Ord. 6602, passed 4/7/11; Ord. No. 7637, § 1, passed 3-7-19; Ord. No. 8314, § 1(Exh. A), passed 12-5-24)

Cross reference(s)—Penalty, see § 150.999

§ 150.302 Driveway safety standards.

- (A) No commercial driveways will be permitted into any parking lot or other facility which is designed in such a way as to make it necessary for exiting vehicles to back onto the street.
- (B) No driveway will be permitted for the purpose of allowing vehicles to park on the public right-of-way.
- (C) No driveway will be permitted into any facility which would require and/or allow a vehicle to drive or maneuver on the sidewalk area in any manner other than to cross it.
- (D) In no case shall a driveway be constructed in such a way as to present a hazard to pedestrians or traffic on the public right-of-way.
- (E) In order to minimize the problems of visibility and of skidding into or out of driveways, the following shall apply to all commercial driveways: Private roadways which terminate in a driveway shall have average grades not to exceed +2 percent or be less than -3 percent for a distance of 50 feet from the front lot line.
- (F) In order that vehicles pulling off the through pavement may have adequate storage and maneuvering room, curbs shall be extended back from the edge of the through pavement a minimum distance of 20 feet.

(Ord. 2561, passed 10-28-82; Ord. No. 7637, § 2, passed 3-7-19)

Cross reference(s)—Penalty, see § 150.999

§ 150.303 Variations.

- (A) In cases where there are practical difficulties or particular hardship in the way of fully complying with all the driveway design and location requirements of §§ 150.300 and 150.301, the Director of Public Works may

grant a variation to the requirements of §§ 150.300 and/or 150.301, provided that the petitioner for said variation submits evidence that:

- (1) The property in question cannot yield a reasonable return if permitted to be used only in full compliance with all driveway design and location requirements;
- (2) The plight of the petitioner (property owner) is due to unique circumstances; and
- (3) The variation, if granted, will not alter the essential character of the neighborhood.

In granting or denying any such driveway variation request, the Director of Public Works shall make specific findings of fact, based on the evidence presented by the petitioner, as to the foregoing, and shall issue a written decision to the petitioner, as well as to each taxpayer of record whose property abuts the petitioner's property, relative to said findings. For purposes of determining which properties abut the petitioner's property, if the petitioner's property is an interior lot, only property abutting a side lot line of the petitioner's property shall be considered an abutting property. If the petitioner's property is a corner lot, only property abutting the rear lot line, or the side lot line not adjacent to the street, shall be considered an abutting property. A copy of said written decision shall be kept as a permanent record in the village's files relative to the issuance of driveway permits.

- (B) If the Director of Public Works denies a driveway variation request, the petitioner may file an appeal to the Board of Trustees within 30 days of the Director's denial by submitting a written request to the Village Clerk. If the Director of Public Works approves a driveway variation request, an abutting property owner may file an appeal within ten days of the date of the mailing of the written decision by submitting a written request to the Village Clerk. Any such written request, whether filed by the Petitioner or an abutting property owner, shall be accompanied by a copy of the Director's written decision. Upon receipt of an appeal request, the Village Clerk shall schedule said appeal for the next Village Board meeting agenda under the heading "Other Business." In addition, the Village Clerk shall in the case of an appeal of an approval by the Director of Public Works, notifying the petitioner of the date of the Village Board meeting at which the appeal will be heard. If a written request is not received by the Village Clerk as stated above, the decision of the Director of Public Works shall stand as a final decision.
- (C) No variation shall be required in the case of an existing driveway that does not fully comply with the location requirements of § 150.300 and which is reconstructed as part of a village street or utility construction project, even if said driveway does not fully comply with § 150.300 after reconstruction.

(Ord. 3560, passed 6/25/92, Ord. 3639, passed 1/7/93)

ARTICLE XXV.(A) PATIOS

§ 150.310 Definitions.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Patio. An open surface area, usually constructed of concrete, asphalt, brick, block or other like surface, located on the ground and intended to be utilized as an ancillary function to a principal use and utilized for sitting or other passive recreational activities.

(Ord. No. 6939, § 3, passed 4-17-14)

§ 150.311 Patios; permit required.

- (A) Patios less than 100 square feet in size will not require a permit, but must not be located within a drainage or public utility and drainage easement. Additionally, if said patio includes any electrical, plumbing, or gas fixtures, a permit and inspections will be required.
- (B) Applications for a permit for patios shall be made to the Department of Community Development. The application shall include a minimum of three copies of a plat of survey, to scale, showing the following items:
 - (1) Dimensions from property lines to all corners of the patio.
 - (2) Dimensions of the patio.
 - (3) Additional topographic information may be requested during the review process to verify drainage impacts.

(Ord. No. 6939, § 3, passed 4-17-14)

§ 150.312 Design specifications.

- (A) Patios shall be designed in accordance with the following specifications:
 - (1) For concrete patios, four inches of compacted aggregate subbase (CA-6 gradation) plus five inches of concrete, six bag-air entrained mixture with six-inch by six-inch wire mesh.
 - (2) For concrete patios, a pre-pour inspection will be required.
 - (3) For asphalt patios, six inches of compacted aggregate subbase (CA-6 gradation) plus three inches of binder/surface course.
 - (4) For all other materials, the construction shall follow the manufacturer's standard specifications.
 - (5) Patios shall have a minimum slope of one percent and a maximum of eight percent.
 - (6) Drainage not to adversely affect adjoining properties. (Patios within five feet of a property line may be required to include a three-inch curb.)

(Ord. No. 6939, § 3, passed 4-17-14; Ord. No. 8315, § 1(Exh. A), passed 12-5-24)

§ 150.313 Obstruction of storm water drainage course prohibited.

It is unlawful for the owner or occupants of any subdivision or parcel of land to obstruct any storm water drainage course. Penalty, see § 150.999.

(Ord. No. 6939, § 3, passed 4-17-14)

ARTICLE XXVI. BUILDINGS IN FLOOD PRONE AREAS

§ 150.315 Designation of areas.

The areas designated as Special Flood Hazard Areas on the maps referenced in subsection 151.03(B) of the Code, and incorporated herein by reference, are hereby declared to be flood prone.

(Ord. 2561, passed 10-28-82; Ord. No. 7501, § 1, passed 4-5-18)

§ 150.316 Drainage plan; approval.

Prior to issuance of any building permit on any property within a flood prone area, the applicant must receive approval of a drainage plan from the Village's Stormwater Administrator, per the regulations in Chapter 151 of this Code.

(Ord. 2561, passed 10-28-82; Ord. No. 7501, § 2, passed 4-5-18)

ARTICLE XXVII. INTERNATIONAL SWIMMING POOL AND SPA CODE⁵

§ 150.317 Adoption by reference.

All provisions as listed in the International Swimming Pool and Spa Code, 2024 Edition, are incorporated by reference with the following changes.

These requirements are in addition to those in the State of Illinois Swimming Pool Code.

(A) All pools shall comply with the regulations of the Village Zoning Ordinance.

(B) 305.1 Delete pool power cover option to serve as pool "barrier."

(Ord. No. 8121, § 1, passed 1-5-23)

¹Editor's note(s)—Ord. No. 8121, § 1, passed January 5, 2023, repealed art. XXVII, §§ 150.317—150.324, and enacted a new art. XXVII as set out herein and later amended. Former art. XXVII pertained to private swimming pools and derived from Ord. 2561, passed October 28, 1982; Ord. 4065, passed August 3, 1995; Ord. 4699, passed September 2, 1999; Ord. 6602, passed April 7, 2011; Ord. No. 7061, passed April 2, 2015; Ord. No. 7893, passed December 3, 2020; and Ord. No. 8026, adopted February 17, 2022.

§ 150.317 Adoption by reference.

All provisions as listed in the International Swimming Pool and Spa Code, 2024 Edition, are incorporated by reference with the following changes.

These requirements are in addition to those in the State of Illinois Swimming Pool Code.

(A) All pools shall comply with the regulations of the Village Zoning Ordinance.

(B) 305.1 Delete pool power cover option to serve as pool "barrier."

(Ord. No. 8121, § 1, passed 1-5-23)

ARTICLE XXVIII. INSPECTION REQUIREMENTS

§ 150.335 When requests for inspections to be made.

Upon starting construction all inspection requests shall be made a minimum of 24 hours in advance.

(Ord. 2561, passed 10-28-82)

§ 150.336 Inspection of one- and two-family dwellings.

The following inspections will be made on all one- and two-family dwellings in the following sequence, except for sewer and water connections.

- (A) Footing (prior to placement of concrete).
- (B) Foundation (if reinforcing steel is required).
- (C) Dampproofing and drain tile, including sump pit.
- (D) Framing (with no interior finished walls, ceilings, and insulation).
- (E) HVAC (Ductwork and blower door test).
- (F) Plumbing (water piping and drain, waste, and venting).
- (G) Electrical (rough conduit system).
- (H) Electrical (service, meter fitting and breaker panel). All exterior finished surfaces will be applied before continuing construction of interior.
- (I) Insulation (walls and ceilings if batting is used; vapor barrier if blown-in insulation).
- (J) Basement floors.
- (K) Water connection (to Buffalo Box).
- (L) Sewer connection (no stub).
- (M) Garage floors.
- (N) Sidewalks (public and private).
- (O) Grading (prior to landscaping).
- (P) Driveway (hard surface).
- (Q) Final inspection. This shall include completion of the building in every aspect, plumbing, electrical, heating, smoke detectors, hot and cold water, and central air conditioning in place if part of original permit.
- (R) Fire Sprinkler as applicable.

(Ord. 2561, passed 10-28-82; Ord. 6710, passed 4/19/12)

§ 150.337 Platted survey for single- or two-family dwellings (spot survey).

- (A) No single-family or two-family dwelling shall proceed with framing above the foundation until a platted survey prepared by a registered land surveyor, showing position of foundation and measurements front, rear, and side yards with the U.S.G.S. data as to the top of foundation height is submitted to the Director of Building for approval. Exception will be made to permit sewer or water installation or other construction requirements lying outside of foundation at the builder's risk.
- (B) The platted survey shall be submitted to the Community Development Department for approval. If not approved, a variance shall be requested or revisions made and resubmitted for approval.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

§ 150.338 Representative to be on site.

The general contractor or subcontractor shall have a representative present on the site at the time the inspection is requested. Any and all work proceeding to cover up or conceal uninspected portions shall be subject to removal of said concealment or a stop work order issued until compliance has been satisfied.

(Ord. 2561, passed 10-28-82)

§ 150.339 Buildings other than one- or two-family residences; inspections; platted survey.

- (A) Inspections of other than single- or two-family dwellings will be made subject to the provisions in §§ 150.335 and 150.338 and subsections (B) and (C) of this section.
- (B) The general or subcontractor shall request the following inspections for buildings other than one- and two-family residences:
 - (1) All footing (prior to placement of concrete).
 - (2) Dampproofing and drain tile including sump (if required).
 - (3) All poured-in-place concrete floors and roofs. (Testing reports must be on file before next level is approved for placement, at contractor's expense).
 - (4) Framing (steel exterior and metal studs).
 - (5) HVAC (ductwork, valve boxes, etc).
 - (6) Plumbing (rough).
 - (7) Electrical (rough).
 - (8) Electrical (service).
 - (9) Insulation.
 - (10) Water connection
 - (11) Sanitary sewer and storm sewer installations and connections.
 - (12) Elevator (if installed).
 - (13) Grading.
 - (14) Sidewalks.
 - (15) Driveways and paving.
 - (16) Emergency fixturation.
 - (17) Fire protection equipment.
 - (18) Final inspection as required in § 150.336 (P).
 - (19) An occupancy permit must be obtained before occupancy will be permitted.
- (C) All buildings and structures other than single- and two-family dwellings shall submit a platted survey showing the same information as required in § 150.337 immediately after placement of the foundation and before any construction above grade.

(Ord. 2561, passed 10-28-82)

Created: 2025-08-19 11:57:37 [EST]

(Supp. No. 22)

§ 150.340 Engineering inspections.

- (A) Every development for which an engineered drawing is required under § 150.152 of the code of ordinances shall be subject to inspection by the Director of Building, including, but not limited to, an independent, third-party agency. As a condition of application for building permit the developer shall grant access to the development to the Director of Building for the purposes of performing said inspections.
- (B) The actual cost of said engineering inspection(s) shall be borne by the permit applicant and shall be in addition to any such other fees charged by the village.
- (C) The developer or his/her designee shall have a representative on site at the time the inspection is made. The Director of Building shall have the authority to issue stop work orders at any time compliance with approved plans or village ordinances has not been satisfied and/or require removal of any and all work proceeding to bury, obscure or otherwise conceal uninspected portions of the development.
- (D) If the development fails to satisfy the conditions of the approved plans or applicable village ordinances, or fails to fully pay for the engineering inspection the Director of Building shall withhold approval of the Certificate of Occupancy until such time as compliance is satisfied.

ARTICLE XXIX. Reserved

ARTICLE XXX. ADMINISTRATION; ENFORCEMENT

§ 150.365 Responsibility for enforcement and administration.

- (A) The Director of Building shall have the responsibility of enforcing all the provisions of the building code.
- (B) The Director of Building, shall maintain all records of plans, permits, and other criteria required in the approval of all building permits and such records shall be available for inspection by the public.
- (C) The Director of Building, shall inspect any and all portions of a building or structure under construction, or that is being repaired.
- (D) The Director of Building, shall submit all requests for the use of new materials or assemblies to the Board of Building Appeals for approval. Upon which records shall be maintained and information forwarded to the corporate authorities, as provided under Chapter 150 of this Code.
- (E) The Director of Building, shall submit monthly and yearly comparison reports of all building activities to the corporate authorities.
- (F) The Director of Building, shall have the power to interpret the rules and regulations of the building code as necessary in the interest of safety, health, and general welfare. Interpretations of this building code are subject to administrative review as set forth in § 150.366.

(Ord. 2561, passed 10-28-82)

§ 150.366 Administrative review.

- (A) Whenever a stop work order is issued or any order that significantly affects the property rights of any person, firm, or corporation, then the person, firm, or corporation can within 24 hours request a hearing before the Village Manager or his designee to test the validity of the order.

-
- (B) A person, firm, or corporation can appeal the decision of the Village Manager or his designee to the Board of Building Appeals by notifying the Village Manager's office of the intent of the person, firm, or corporation to appeal the decision. The order shall be valid during the pendency of the appeal to the Board of Building Appeals.
 - (C) A decision as to the validity of the contested order shall be by a vote of the members of the Board of Building Appeals present at the meeting. In the event of a tie in the voting by the Board, then the order shall remain in effect.

(Ord. 2561, passed 10-28-82)

§ 150.367 Reserved.

§ 150.368 Stop work orders.

The stop work order shall be served upon the owner, agent, contractor, or persons doing work contrary to any provision of Title 15 or in an unsafe or dangerous manner, in writing, and shall remain in force until arrangements have been made to correct or remove the unsatisfactory conditions. It shall be unlawful for any person to perform work in violation of a stop work order.

(Ord. 2561, passed 10-28-82, Ord. 3929, passed 11/17/94) Penalty, see § 150.999

§ 150.369 Reserved.

Editor's note(s)—Ord. No. 6113, § passed November 15, 2007, repealed § 150.369, which pertained to Temporary moratorium.

§ 150.999 Penalty.

- (A) Reserved.
- (B) Reserved.
- (C) Reserved.
- (D) Any person who shall violate any of the provisions of the code hereby adopted in Chapter 150 or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken or who shall fail to comply with an order as affirmed or modified by the Village President and Board of Trustees, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$750.00. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, not to exceed 30 days, or as agreed upon by all parties concerned; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of this penalty shall not be held to prevent the enforced removal of prohibited conditions.
- (E) Reserved.
- (F) Reserved.
- (G) Reserved.

(H) Reserved.

(I) Reserved.

(J) Reserved.

(K) Reserved.

(L) Penalty—Compliance offenses.

- (1) Any person, firm or corporation accused of a violation of one of the following provisions of the Lombard Village Code:

(a) Title 15, Chapter 150, Section 140

(b) Title 15, Chapter 150, Section 245

May settle and compromise the claim by paying to the village the sum of \$50.00 and showing proof of the correction of the violation, within 72 hours from the time such alleged offense was committed, or by paying \$100.00 after 72 hours but within ten days from the time such alleged offense was committed, and showing proof of the correction of the violation.

- (2) When any person, firm or corporation proceeds under subsection (1) in settling and compromising a claim, it shall be the responsibility of the Building Division of the Community Development Department to verify the correction of the code violation. No claim may be settled or compromised pursuant to subsection (1) unless the Building Division has verified that the Code violation has been corrected.
- (3) The violation notices issued under subsection (1) shall be a courtesy in lieu of arrest. If the person, firm or corporation accused of the violation does not settle the claim, a complaint or notice to appear will be issued for that violation and the person, firm or corporation shall be subject to any and all applicable penalties set forth in this Village Code.

(Ord. 2561, passed 10-28-82) (Ordinance 3701, passed June 3, 1993, Ord. 4104, passed 12/7/95; Ord. 6710, passed 4/19/12; Ord. No. 6939, § 4, passed 4-17-14; Ord. No. 7891, § 5, passed 12-3-20)