

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2008-46

**AN ORDINANCE ADOPTING BY REFERENCE VARIOUS STANDARD CODES
TO COMPREHENSIVELY AMEND THE VILLAGE OF BANNOCKBURN
BUILDING, CONSTRUCTION, AND DEVELOPMENT-RELATED CODES**

WHEREAS, on May 23, 2005, the “BOCA National Building Code/1999,” Fourteenth Edition, 1999 (the "BOCA 1999 Code"), promulgated by the Building Officials and Code Administrators International, Inc., was adopted by reference, pursuant to Village of Bannockburn Ordinance No. 2005-11; and

WHEREAS, Ordinance No. 2005-11 amended and superseded Village Ordinance No. 87-12, as amended from time to time; and

WHEREAS, on June 28, 1999, May 9, 1994 and May 23, 2005 the Village adopted certain amendments to Ordinances 87-12 and 2005-11; and

WHEREAS, the BOCA 1999 Code will not be revised, but a new National Building Code, being the “ICC International Building Code/2003,” by the International Code Council, Inc. is available (the "ICC Building Code /2003"); and

WHEREAS, the International Code Council Inc. has also promulgated other construction and development-related codes that are designed to work in concert with the ICC Building Code /2003, including the International Mechanical Code of 2003 (the "Mechanical Code 2003"), the International Fuel Gas Code of 2003 (the "Fuel Code 2003"), the International Energy Conservation Code of 2006 (the "Conservation Code 2006"), the International Property Maintenance Code of 2003 (the "Property Maintenance Code 2003"), the International Residential Code of 2003 (the "Residential Code 2003"), and the International Fire Code of 2003 (the "Fire Code 2003"); and

WHEREAS, the National Fire Protection Association, Inc. has promulgated the National Electrical Code, 2005 Edition (the "Electric Code 2005"); and

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/1-3-2, local governments may adopt all or part of the provisions of any published compilation of rules and regulations which have been prepared by nationally recognized associations, including building, electrical wiring, mechanical, fuel gas systems, energy conservation, and property maintenance codes; and

WHEREAS, one copy of the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003 have been on file in the office of the Village Clerk for public use, inspection, and examination for at least 30 days preceding the adoption of this ordinance, as required by 65 ILCS 5/1-3-2; and

WHEREAS, the President and Board of Trustees of the Village of Bannockburn have determined it to be in the best interests of the Village and its residents that ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003, as hereinafter modified, be adopted for application in the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BANNOCKBURN, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE. Adoption of the ICC Building Code /2003. The provisions of the ICC Building Code /2003 ("ICC International Building Code/2003," by the International Code Council, Inc.), a copy of which is on file with the Village Clerk, are

hereby adopted as criteria for the issuance and reissuance of building permits, subject to the additions, deletions, and modifications hereinafter set forth:

<u>ICC BUILDING CODE /2003 Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” or “Department of Building Inspection” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or such Commissioner’s duly designated agent or agents.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.
102.6	Existing structures. Add the following at the end of the Section: Notwithstanding the foregoing or any other contrary provision in this Code, if a structure is increased in floor area or the number of stories, the entire structure shall be made to conform to the requirements of this Code with respect to means of egress, fire protection, light, and ventilation.
102.7	Add the following new Section: 102.7 <u>Other Regulations</u> : When the provisions herein specified for health, safety, and welfare are more restrictive than other regulations, this Code shall control; but in any case, the most rigid requirements of either this Code or other regulations shall apply whenever they may be in conflict. Nothing herein shall be construed as authorizing any use or construction not authorized by the zoning, subdivision, and other applicable ordinances of the Village, and the mention of uses and building types, sizes, or configurations of this Code that are not permitted by other ordinances of the Village shall not be given any force, effect, or meaning in the Village.

103.2 through
103.3

Delete Sections 103.2 through 103.3 in their entirety.

103.2

Add the following:

The provisions of this Section shall not extend to agents of the Code Official who are contract agents (as opposed to employees) of the Village, except as otherwise provided by State statute or by contract.

104.4

Add the following new sentence at the end of the Section:

All fees or costs incurred for such reports, opinions and inspections shall be paid by the applicant, in addition to the fees due pursuant to the Bannockburn Fee Schedule.

104.6

Delete the Section and substitute the following new Section:

Section 104.6 Right of Entry:

104.6.1 General: Subject to the provisions of this Section, in the discharge of his duties, the Code Official or his authorized representatives shall have the authority to enter at any reasonable hour any building, structure or premises in the jurisdiction to enforce the provisions of this Code.

104.6.2 Official Badge: The Code Official may adopt a badge of office for himself or his authorized representatives which shall be displayed for the purpose of identification.

104.6.3 Legal Process Not Required: Except where the owner or operator or occupant refuses entry, an order of court, subpoena or other legal process shall not be necessary for any entry, examination or survey in connection with the inspections and duties of the Code Official under this Code.

104.6.4 Inspection Upon Warrant: Whenever the Code Official or his delegate, after presentation of proper credentials and request for entry to inspect, is refused access to any building, structure, premises, dwelling, dwelling unit or rooming unit, the Code Official is authorized, in addition to any other action permitted under the Code, to petition any judge for the issuance of a search warrant authorizing the inspection of such

building, structure, premises, dwelling, dwelling unit, or rooming unit for the purpose of making such inspections as shall be necessary to the enforcement of the provisions of the Code.

104.12 Add the following new Section 104.12:

A. Conflicts. The code official is prohibited from reviewing, considering, or making any final determination regarding an application for a building or related permit or other request for approval under the Code that has been submitted by the code official or any member of the code official's immediate family residing with the code official, or in which the code official otherwise has an interest. In these circumstances, the Village President is authorized (i) to review, consider, and make final determinations regarding the application or other request for approval, and (ii) to designate and oversee any person or persons to undertake activities relating to the review, consideration, and the making of recommendations regarding the application or other request for approval.

105.5.1 Add the following new Section:

105.5.1 Permit Extensions: If an applicant fails to complete a project for which a building permit has been issued within the time provided under this Code or the particular permit, the applicant may request an extension of the duration for the original permit. The applicant shall be required to deliver evidence that the applicant has prosecuted construction of the project with diligence and shall provide any evidence of causes outside the control of the applicant that have prevented the project from being completed within the original permit duration. If the Code Official determines that the applicant has prosecuted construction work with diligence, or that the applicant's inability to complete the project within the original permit duration was beyond the reasonable control of the applicant, the Code Official shall grant the applicant a permit extension of six months upon the payment of the permit extension fee. An applicant may seek more than one permit extension.

If the Code Official determines that an applicant has failed to provide adequate evidence that a permit extension is warranted, then the applicant shall be deemed to have applied for a new building permit, which permit shall be granted upon payment of new application, review and inspection, and building permit fees in the amount prescribed in the Bannockburn Fee Schedule for an

original permit; provided, however, that if any Code requirements have changed since the issuance of the original permit affecting portions of the project that have not yet been constructed and inspected, then the plans and construction documents for the project shall be modified to comply with such changed Code requirements; provided further, however, that an applicant may request, and the Code Official may grant, a waiver of such modification requirement upon a showing of hardship as reasonably determined by the Code Official.

As a condition to the approval of (i) any permit extension beyond the first permit extension or (ii) a new building permit, as described in this section, the code official may require the owner to (A) execute an agreement to complete the construction of the building in accordance with an approved construction schedule, and (B) take such other actions as may be appropriate to better ensure the timely prosecution and completion of construction.

105.6 Add the following sentences to the end of the Section:

In addition, unless an extension is granted by the Code Official in writing (which extension shall be subject to the payment of a permit extension fee), all work authorized by the permit shall be completed within 18 months after permit issuance. Notwithstanding the foregoing, if the nature and scope of a project is such that it will require more than 18 months to complete, an applicant may at the time of initial application request the Code Official to grant a permit with an extended duration and demonstrate the grounds for such extended duration; upon showing of good cause, the Code Official may grant a permit with a specific duration in excess of 18 months.

105.8 Add the following new Section:

105.8 Action on Application: If submitted with the appropriate application and plan review fees, the Code Official shall examine or cause to be examined the application for permit, the plans, and any amendments thereto within a reasonable time. If the application and plan review fees have not been submitted, the Code Official shall immediately notify the applicant of the omission. If the application or the plans or the proposed work do not conform to the requirements of this Code and of all pertinent ordinances and laws, the Code Official shall reject such application in writing, stating the reasons there for. If the Code Official is satisfied that the application, the plans, and the proposed work conform to the requirements of this Code and all laws and

ordinances applicable thereto, the Code Official shall determine the total amount of the permit fees and deposits prescribed by The Bannockburn Fee Schedule and shall notify the applicant that the total amount is due and payable. Upon payment in full of the stated permit fees and delivery of all required deposits, the Code Official shall issue a permit as soon as practicable.

105.8 .1

Insert the following new Section 105.8.1:

105.8.1 Pre-Conditions on Permit Issuance.

A. No permit may be issued until the fees and deposits prescribed in Section 112.0 have been paid or delivered, respectively.

B. No applicant for a permit under this Code is entitled to issuance of a building permit with respect to a property unless all fines (if any) due to the Village respecting that property have been fully satisfied. If an applicant is contesting the amount or underlying basis for any such fine, no building permit will be issued unless and until the applicant causes a cash escrow (the "Contingent Fine Escrow") to be established in accordance with the following requirements:

1. The applicant must fund the Contingent Fine Escrow with an amount equal to the maximum amount that could be awarded in fines. If the fines continue to accumulate on a daily basis, the maximum amount will be calculated based on the maximum amount of possible fines as of the date of permit issuance plus 50% of the maximum amount of fines that could accumulate during the maximum duration of the permit. For example, a building permit has a maximum duration of 18 months, so the total deposit into the Contingent Fine Escrow would be calculated as:

$$A + 0.5[(B)(x)]$$

where "A" is the maximum amount of fines that could be awarded as of the date of permit issuance, "B" is the maximum duration of the permit (18 months or 547 days), and "x" is the maximum potential daily fine amount.)

2. No amount can be released from the Contingent Fine Escrow except (a) upon the joint order of the Village and the applicant, or (b) pursuant to a court order from an action in which the Village and the applicant are parties.

3. The Contingent Fine Escrow must be maintained at a bank or other financial institution to which the Village has agreed in writing and that is located within the Village boundaries unless the Village otherwise consents.

and

4. The Contingent Fine Escrow must be established pursuant to a written agreement signed by the Village, the applicant, and the escrowee.

105.8 .2 Insert the following new Section 105.8.2:

105.8.2 Conditions on Permits. Acceptance of a permit shall be deemed a consent by the permit holder to allow access to the structure, building, and building site at all reasonable times for reasonable inspections by the Code Official or the Code Official's agents to determine if the structure, the site, or the work is in compliance with this Code and all other ordinances of the Village. Denial of access for inspection by the Code Official or the Code Official's agent shall be a violation of this Code and shall warrant the issuance of a stop work order.

105.9 Insert the following new Section 105.9:

105.9 Inspection Survey: In cases of new construction, foundation work, or any addition, as soon as practicable after the completion of all foundations, and in no event more than thirty (30) days after such completion, the owner or his representative shall cause to be made, and shall file with the Code Official, a second, or "spot," survey of the property. Such survey shall be made by an Illinois Registered Land Surveyor and shall show the actual location of every previously existing and newly built structure on the property and all elevations of any new foundation. No construction upon or above such new foundation shall occur until the Code Official finds such survey to be consistent with all applicable regulations. The Code Official may issue a stop order in the event that the survey required by this section is not filed within the specified time or is not consistent with all applicable regulations.

105.10 Insert the following new Section 105.10:

105.10 Limitations of Permit: All work authorized by the permit shall only be allowed in accordance with the items and provisions of this Code, the approved plans, and any conditions imposed upon

such permit or plans. In addition, no work may occur pursuant to the permit except between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday, excluding holidays, unless the Code Official expressly determines in writing that emergency conditions warrant work at times other than or in addition to the ordinary permit hours.

105.11 Add the following new Section 105.11:

105.11 Additional Inspections: The Code Official or his agent is authorized to perform additional inspections if such inspections are, in the opinion of the Code Official, necessary to insure compliance with this Code. Such inspections may be performed at any time, either before or after the issuance of a certificate of use and occupancy.

105.12 Add the following new Section 105.12:

A. Pre-Permit Inspection and Survey. After receiving a building or related permit application and before the issuance of any building or related permit for a property pursuant to the Code, the code official or his or her designee will conduct an in person inspection to survey the current conditions of the property that is the subject of the application, including any existing structures and buildings. If an applicant for a building or related permit does not cooperate with the code official in the conduct of such inspection (including allowing reasonable access to the property, the taking of photographs, and providing any information and documentation reasonably requested by the code official), the code official will regard such lack of cooperation as a failure to provide such other information required pursuant to ICC §106.1 and will decline to issue a building or related permit until such information is provided.

106.1.4 Add the following new Section:

106.1.4 Plans and Specifications: The Application for Permit shall be accompanied by the following:

1. Four (4) complete sets of plans. Plans shall be drawn to a scale of not less than one-eighth (1/8) of an inch to the foot and shall be made or reproduced by some process that will not readily fade or be obliterated. All distances and dimensions and areas (including gross floor area and impervious surface coverages as provided in the Zoning Code) shall be accurately computed and certified by a licensed architect or appropriate design professional. Plans shall show all habitable floors, basements, cellars,

foundations and sections and shall include the location of all driveways, walkways, septic tanks, sewers, drains, wells or water services lines, and pipes, existing or proposed, as the case may be.

2. Three (3) copies of specifications describing the kind, size, quality, and grade of all construction materials and service equipment.

3. A description of the property upon which the work is to be done, either by lot, block or tract or by legal description of the property.

4. A survey of the property made by a licensed surveyor and showing the location of the proposed construction and of every existing structure on the property.

The Code Official may waive the requirement of filing part or all of the accompanying information when the work involved is of a minor nature and the building operation is adequately described in the application.

All plans submitted for filing shall be prepared and signed as required by the statutes of the State of Illinois. Where compliance with State statutes governing building construction is required, the application shall be accompanied by a set of the plans and any other information submitted to and approved by the designated governmental authority.

106.1.5 Insert the following new Section 106.1.5:

106.1.5 Pre-application to the Architectural Review Commission: Prior to submitting an application for a building permit, any person shall submit a pre-application to the Architectural Review Commission pursuant to the requirements of the Zoning Code.

106.6.3 Replace the last sentence of this section with the following:

The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that (i) a permit for the entire structure will be granted or, (ii) if granted, such permit will not require modification of the part of the building or structure previously undertaken.

107.2 Delete the number 112.0 and substitute the number 112.2.

- 108.1 Delete the Section and substitute the following new Section:
- 108.1 Payment of Fees. A permit shall not be issued until the fees and deposits prescribed in the Bannockburn Fee Schedule have been paid or delivered, respectively.
- 108.2 Insert the following after the last sentence: See the Village of Bannockburn Fee Schedule.
- 110.1 Add the following new sentence at the end of the Section:
- No certificate of use and occupancy shall be issued until all of the required fees, pursuant to Village of Bannockburn Fee Schedule, any fines, and any charges for damage done during construction have been paid.
- 110.2 Add the following new paragraph at the end of the Section:
- No work authorized under this Code shall be entitled to a certificate of use and occupancy, and no certificate of use and occupancy shall be issued for such work, until all requirements under any grading permit, tree permit, or zoning authorization have been satisfactorily completed; provided, however, that the Code Official may issue a certificate of occupancy for the work notwithstanding unsatisfied requirements under a grading permit, tree permit, or zoning authorization upon the delivery of a completion security in a form and amount reasonably acceptable to the Code Official.
- 112 Delete the entire Section and substitute the following new Section:
- SECTION 112 APPEALS
- 112.1 Appeal: Any person aggrieved by an action taken, order issued or determination made pursuant to this Code, may appeal to the Board of Trustees for reconsideration. The Board of Trustees may prescribe by rule or otherwise the manner in which such appeal should be heard and determined.
- 112.2 Court Review: Any person aggrieved following an appeal as provided in Section 121.1 may petition the Lake County Circuit Court in the manner provided by law for such relief as may be available under the circumstances.
- 113.4 Delete the Section and substitute the following new Section:

113.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense, punishable by a fine of not more than \$750 for each provision of this Code violated. Each day that a violation continues shall be deemed a separate offense.

114.2 Delete the Section and substitute the following new Section:

114.2 Notice to Owner: Upon notice from the Code Official that work on any building or structure is being prosecuted contrary to the provisions of this Code or in an unsafe and dangerous manner, or that access to the building site has been refused to the Code Official, work on the building or structure shall be stopped. The stop-work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing work; and shall state the conditions under which work will be permitted to resume.

114.3 Delete the Section and substitute the following new Section:

114.3 Unlawful Continuance: Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be in violation of this Code and liable to punishment as provided in Section 113.2 of this Code.

201.3 Add the following new sentence at the end of the Section:

Terms not defined in this article shall be defined in a manner consistent with other ordinances of the Village of Bannockburn.

202.0 Add the following new sentence at the end of the definition of "alteration":

An alteration shall also include the installation, replacement, removal, or relocation of equipment, utility service facilities, or similar facilities regulated by this Code, or any part thereof, with respect to a preexisting structure.

Add the following new definitions to the Section:

College housing: Uses permitted by the College Zoning District regulations of the Bannockburn Zoning Ordinance.

New construction: Construction operation involving the erection of a structure that is neither pre-existing nor attached to a pre-existing structure.

Temporary structure: A structure permitted by Section 9-103 of the Bannockburn Zoning Code for construction purposes only.

Add the definition of “Temporary sign”:

Temporary sign: A temporary sign permitted pursuant to the Bannockburn Zoning Code.

312.1.1 Insert the following new Section 312.1.1:

312.1.1 Prohibited Equipment: In addition to other equipment that might be prohibited under other provisions of this Code, no electrified fences shall be constructed in the Village.

901.1 Insert the following: See the Deerfield-Bannockburn Fire Protection District for additional requirements for fire protection systems

1612.3 Insert the following: See Lake County for all storm water management issues and requirements

3107.2 Insert the following new Sections:

3107.2 Zoning Law: Where more restrictive, the limitations of the Bannockburn Zoning Code shall take precedence over the regulations of this Code.

3107.3 All signs shall be constructed per the Village of Bannockburn Zoning Code and Sign Ordinance.

3107.4 Before erection of any sign, a permit application shall be completed with all related documents and calculations.

3107.5 Sale or rent signs: A permit shall not be required for signs located in a Residential District pursuant to the Bannockburn Zoning Code. Sign requirements follow:

1. Real Estate Signs. Except as otherwise provided below, such signs shall be limited to one single- or

double-faced, non-illuminated sign of the following maximum gross surface areas and maximum heights:

- (a) Single family residential, individual lots: No more than two square feet per sign face and not to exceed four feet in height. On a corner lot or through lot, two signs shall be permitted, one facing each street.
- (b) Single family residential, multi-lot developments: No more than 32 square feet per sign face and not to exceed six feet in height. If a multi-lot development real estate sign is erected pursuant to this subsection, no real estate signs shall be erected on the individual lots unless and until said multi-lot development sign has been removed.
- (c) Other districts: No more than 32 square feet per sign face and not to exceed six feet in height, unless a special use permit authorizing a larger size sign is issued pursuant to Section 11-602 of this Code.

3107.6 Inspection: Every sign shall be subject to the inspection and approval of the Code Official at the time of the application for a sign permit and periodically thereafter so as to assure compliance with all applicable laws, ordinances and regulations.

3107.7 Temporary Signs

3107.7.1 Temporary signs: Temporary signs must conform in all respects with this article, except that a temporary sign permit shall be obtained in the place of a sign permit.

3107.7.2 Temporary sign permits: Permits for temporary signs shall be limited to a period not to exceed 18 months after the date of issuance of such permits.

3107.7.3 Limitation: No temporary sign shall be erected on any property within 60 days after the removal of a temporary sign from such property.

3107.7.4 Failure to remove: If a temporary sign is not removed within 7 days after the expiration of the permit or within the time prescribed by any other ordinance, the

Village may cause the removal of such sign and either deduct the costs of removal from any amounts deposited, charge the owner for the costs or removal, or do both.

3103.1 Delete the Section and substitute the following new Section:

3103.1 General: The provisions of this Section 3104.1 shall apply only to temporary structures as defined in Article. 2 of this Code.

3110 Insert the following new Section:

3316.1 Materials for Protective Covers: Any protective cover material such as tarpaulin (tarp) used to protect a building or portion thereof during work for which a building permit has been issued or is required under this Code shall be of a dark and subdued color such as brown, black, or dark grey.

3303.1.1 Insert the following new section:

3303.1.1 Demolition Permit Applications:

1. In addition to other permit requirements set forth in this Code, including the Architectural Review Commission pre-application requirements contained in Section 105, no permit shall be granted for the demolition of the principal building on any lot unless either (i) the plans for the replacement principal building or structure to be constructed on such lot have been approved, or (ii) in the absence of such plans, landscaping and screening plans showing compliance with the screening and bufferyard requirements of the Zoning Code have been approved. Work on any replacement principal structure or landscaping and screening plans shall be commenced within 60 days after completion of the demolition of the principal building on the lot in question.

2. In no event shall a demolition permit be issued any earlier than 120 days after the filing of a completed application for a demolition permit. Notwithstanding the foregoing, the Village Board of Trustees may, by motion, waive the 120-day waiting period in whole or in part. In addition, during the one-year period following issuance of the demolition permit, no building permit shall be issued to allow the construction of a structure or

building on a lot for which a demolition permit was granted pursuant to Section 110.4(a)(ii) of this Code.

3306.10 Add the following new section 3306.10:

3306.10 Access to premises: Whenever work is being conducted on any premises pursuant to a permit issued under this Code, no vehicular access to such premises shall be permitted except along and upon the driveway designated on the building plans; provided, however, that the Code Official may designate a temporary construction driveway for any premises upon such terms and conditions that the Code Official deems necessary and appropriate.

3403.5 Add the following new Section:

3403.5 Increase in size: Notwithstanding any contrary provisions in Section 3403.1, if the structure is increased in floor area or number of stories, the entire structure shall be made to conform with the requirements of this Code in respect to means of egress, fire protection, light and ventilation.

SECTION TWO. Adoption of the National Electrical Code. The Electrical Code 2005 (National Electrical Code, 2005 Edition, National Fire Protection Association, Inc.) (a copy of which is on file with the Village Clerk), is hereby adopted as criteria for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

<u>Electrical Code Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever there is reference to “jurisdiction” or “the authority having jurisdiction,” it shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to

activities covered by, and the administration of, this Code.

The Electric Code shall be administered in conjunction with, and as part of, the ICC Building Code /2003.

SECTION THREE. Adoption of the International Mechanical Code. The Mechanical Code 2003 (International Mechanical Code of 2003, International Code Council, Inc.) (a copy of which is on file with the Village Clerk), is hereby adopted as criteria for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

<u>Mechanical Code Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or his duly designated agent or agents.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.
102.1	Add the following sentence at the end of this Section: In addition, when other Codes, ordinances, or regulations of the Village impose more rigid requirements (as determined by the Code Official), such more rigid requirements shall apply, notwithstanding any conflict with provisions of this Code.
106.1	Add the following sentence at the end of this Section: Any mechanical work shall require, and be covered under, a building permit issued pursuant to the ICC Building Code /2003.
106.5.2	Delete this Section and substitute the following new section:

Fee Schedule. The fees for all mechanical work shall be included as part of the fees for permit application, review, inspection, and issuance under the Village of Bannockburn Fee Schedule.

106.5.3 Delete this section in its entirety.

108.4 Delete this Section and substitute the following new section:

Violation penalties. A violation of this Code shall be deemed a violation of the ICC Building Code/2003 and shall be subject to the penalties provided therein.

108.5 Replace the last sentence with the following:

Any person who works in violation of a stop-work order shall be liable for fines as provided in Section 108.4.

109 Delete this entire section and substitute the following new section:

SECTION 109 MEANS OF APPEAL

Appeals shall be available and pursued in the manner set forth in Section 112 of the ICC Building Code/2003.

SECTION FOUR. Adoption of the International Fuel Gas Code. The Fuel Code 2003 (International Fuel Gas Code of 2003, International Code Council, Inc.) (a copy of which is on file with the Village Clerk), is hereby adopted as criteria for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

<u>Fuel Gas Code Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or his duly designated agent or agents.

- Passim Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.
- 102.1 Add the following sentence at the end of this Section:
- In addition, when other Codes, ordinances, or regulations of the Village impose more rigid requirements (as determined by the Code Official), such more rigid requirements shall apply, notwithstanding any conflict with provisions of this Code.
- 106.1 Add the following sentence at the end of this Section:
- Any mechanical work shall require, and be covered under, a building permit issued pursuant to the ICC Building Code/2003.
- 106.5. Delete this Section and substitute the following new section:
- Fee Schedule. The fees for all mechanical work shall be included as part of the fees for permit application, review, inspection, and issuance under the Village of Bannockburn Fee Schedule.
- 106.5.3 Delete this section in its entirety.
- 108.4 Delete this Section and substitute the following new section:
- Violation penalties. A violation of this Code shall be deemed a violation of the ICC Building Code/2003 and shall be subject to the penalties provided therein.
- 108.5 Replace the last sentence with the following:
- Any person who works in violation of a stop-work order shall be liable for fines as provided in Section 108.4.
- 109 Delete this entire section and substitute the following new section:
- SECTION 109 MEANS OF APPEAL

Appeals shall be available and pursued in the manner set forth in Section 112 of the ICC Building Code/2003.

SECTION FIVE. Adoption of the International Property Maintenance Code.

The Property Maintenance Code 2003 (International Property Maintenance Code of 2003, International Code Council, Inc.) (a copy of which is on file with the Village Clerk), is hereby adopted as criteria for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

<u>IPMC Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or his duly designated agent or agents.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.
102.1	Add the following sentence at the end of this Section: In addition, when other Codes, ordinances, or regulations of the Village impose more rigid requirements (as determined by the Code Official), such more rigid requirements shall apply, notwithstanding any conflict with provisions of this Code.
106.4	Delete this Section and substitute the following new section: <u>Violation penalties.</u> A violation of this Code shall be deemed a violation and shall be subject to the penalties in the Village of Bannockburn Fee Schedule.
111	Delete this entire section and substitute the following new section:

SECTION 111 MEANS OF APPEAL

Appeals shall be available and pursued in the manner set forth in Section 112 of the ICC Building Code/2003.

SECTION SIX. Adoption of the International Residential Code. The Residential Code 2003 (International Residential Code of 2003, International Code Council, Inc.) (a copy of which is on file with the Village Clerk), is hereby adopted as criteria for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

<u>Residential Code Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or his duly designated agent or agents.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.
R102.1	Add the following sentence at the end of this Section: In addition, when other Codes, ordinances, or regulations of the Village impose more rigid requirements (as determined by the Code Official), such more rigid requirements shall apply, notwithstanding any conflict with provisions of this Code.
R105.1	Add the following sentence at the end of this Section: Any residential construction work shall require, and be covered under, a building permit issued pursuant to the ICC Building Code/2003.
R108.2	Delete this Section and substitute the following new section:

Fee Schedule. The fees for all mechanical work shall be included as part of the fees for permit application, review, inspection, and issuance under the Village of Bannockburn Fee Schedule.

R113.4 Delete this Section and substitute the following new section:

Violation penalties. A violation of this Code shall be deemed a violation of the ICC Building Code/2003 and shall be subject to the penalties provided therein.

R114.2 Replace the last sentence with the following:

Any person who works in violation of a stop-work order shall be liable for fines as provided in Section 108.4.

R112 Delete this entire section and substitute the following new section:

SECTION 112 MEANS OF APPEAL

Appeals shall be available and pursued in the manner set forth in Section 112 of the ICC Building Code/2003.

R301.2 (1) Climatic and Geographic Design Criteria: Complete Table

Ground Snow Load	25 psf
Wind Speed	3 second 90 normal 75
Seismic Design Category	Zero (0)
Weathering	Severe
Frost line depth	42 inches
Termite	Moderate to heavy
Decay	Slight to moderate
Winter Design Temperature	0 degrees
Ice Shield Underlayment	Yes
Flood Hazard	See local flood zone map
Air Freezing Index	2000
Mean Annual Temperature	50 degrees

Adopt the following appendices and amendments.

Appendix F, G, I, J and K

Appendix I

A1101.1 Delete the text and add the following: All septic systems are to be submitted to, and approved by, the Lake County Health Department.

Appendix J

AJ 101.3 Add the following new section: Co-ordination with other Village of Bannockburn Ordinances. This appendix shall not supersede the Village of Bannockburn Zoning Ordinance or the Appearance Review Committee. When there is a conflict between this appendix and other Village of Bannockburn Ordinances, the strictest of the requirements shall apply.

Upon review by the Building Department, projects may not have to be submitted to the Architectural Review Committee if the work is considered minor in nature and not in conflict with other Village of Bannockburn Ordinances.

SECTION SEVEN: Adoption of the International Fire Code 2003. The Fire Code 2003 (International Fire Code 2003, International Code Council, Inc.)(a copy of which is on file with the Village Clerk), is hereby adopted as establishing minimum regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life or property in the occupancy of buildings and premises, subject to the following additions, deletions and modifications:

<u>Fire Code Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or his duly designated agent or agents.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.
102.1	Add the following sentence at the end of this Section: In addition, when other Codes, ordinances, or regulations of the Village impose more rigid requirements (as determined by the

Code Official), such more rigid requirements shall apply, notwithstanding any conflict with provisions of this Code.

105.1 Add the following sentence at the end of this Section:

Any construction work referenced by this code shall require, and be covered under, a building permit issued pursuant to the ICC Building Code/2003.

108 Delete this entire section and substitute the following new section:

SECTION 108 MEANS OF APPEAL

Appeals shall be available and pursued in the manner set forth in Section 112 of the ICC Building Code/2003.

Penalties : See the Village of Bannockburn Fee Schedule.

111.4 Penalties : See the Village of Bannockburn Fee Schedule.

Adopt Appendices B, C and D

The Fire Code shall be administered in conjunction with, and as part of, the ICC Building Code/2003.

SECTION EIGHT. Adoption of the Conservation Code. The Conservation Code 2006 (International Energy Conservation Code of 2006, International Code Council, Inc.) (a copy of which is on file with the Village Clerk), is hereby adopted as criteria for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

<u>Energy Code Section</u>	<u>Addition, Deletion or Modification</u>
Passim	Wherever the phrase “[name of jurisdiction]” or the word “jurisdiction” appear, they shall be deemed to refer to the Village of Bannockburn, Illinois.
Passim	Wherever the phrase “Code Official” appears, it shall be deemed to refer to the Bannockburn Building and Zoning Commissioner or his duly designated agent or agents.
Passim	Whenever there is a reference to the "Bannockburn Fee Schedule," or any other general reference to fees or charges, it shall mean the then-current ordinance of the Village setting

forth fees, charges, and other costs payable to the Village relating to activities covered by, and the administration of, this Code.

SECTION NINE. Copies on File. Following passage and approval of this Ordinance, at least one copy of the ICC Building Code /2003, the Electrical Code 2005, the Mechanical Code 2003, the Fuel Code 2003, the Property Maintenance Code 2003, the Residential Code 2003, the Conservation Code 2006, and the Fire Code 2003 shall be kept on file in the Village Clerk's office for public inspection.

SECTION TEN. Repealer. Ordinance No. 87-12 (as amended from time to time) and Ordinance No. 2005-11 (as amended from time-to-time) are hereby repealed in their entirety.

SECTION ELEVEN. Effective Date. This ordinance shall be in full force and effect as of November 10, 2008.

PASSED this the 10th day of November, 2008.

AYES: Five (Boyle, Kirby, LaBunski, Nordby, Orth)

NAYS: None

ABSENT: One (Berman)

APPROVED this 10th day of November, 2008.

Village President

ATTEST:

Village Clerk

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