

Village of Bannockburn, IL
**Building Code Adoption with Local
Amendments Noted**



Village of Bannockburn

Approved by the Village Board on June 10, 2019

by Ordinance 2019-11

The Bannockburn Municipal Code and the Adoption of the Building Codes can be found
online at: <https://ecode360.com/28477800>

§ 109-30 Adoption of ICC Building Code.

The provisions of the ICC Building Code /2018 (“ICC International Building Code/2018,” 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:

- 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.

Section 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.

Section 102 Applicability. Add the following new section:

102.7 Other regulations.

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.

Sections 103.2 through 103.3. Delete Sections 103.2 through 103.3 in their entirety.

Section 103 Department of Building Safety. Add the following section:

103.2 Administration. 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.

Section 104.4 Inspections. 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.

Section 104.6 Right of entry. Delete the section.

Section 104.6 Right of entry. Add the following new 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.

Section 104 Duties and Powers of Building Official. Add the following new section:

104.12 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.

Section R105.2 Work exempt from permit. Add the following sentence at the end of the first paragraph, insert after the word “following” and before the “ : ”:

This exemption does not apply to projects that require Architectural and/or Zoning review and approval per the Village of Bannockburn Zoning Ordinance):

Section 105.5 Expiration. 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 180 days upon the payment of the permit extension fee as defined in the Bannockburn Fee Schedule. 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.

Section 105.6 Suspension or revocation. 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 as defined by the Bannockburn Fee Schedule), all work authorized by the permit shall be completed within 12 months after permit issuance. Notwithstanding the foregoing, if the nature and

scope of a project is such that it will require more than 12 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 12 months (all new construction single-family homes are permitted one (1) free (no extension fee) six month extension).

Section 105 Permits. 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, or if there are any unpaid and outstanding fines, fees, charges, or other amounts owing to the Village with respect to the property that is the subject of an application, the Code Official shall immediately notify the applicant of the omission and shall not process the application until all such fines, fees, charges, or other amounts are paid in full. 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.

Section 105.8 Action on application. Add the following new section:

105.8.1 Pre-conditions on permit issuance.

- A. No permit may be issued until the fees and deposits prescribed in Section 109 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 12 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 (12 months or 365 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.
4. The contingent fine escrow must be established pursuant to a written agreement signed by the Village, the applicant, and the escrowee.

Section 105.8 Action on Application. Insert the following new section:

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.

Section 105 Permits. Insert the following new sections:

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 60 days after such completion, the owner or his/her 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-work 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 Limitations of permit & Construction Work Hours. 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 approves in writing that conditions warrant work at times other than or in addition to the ordinary permit hours.

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

105.12 Pre-permit and cross-connection inspections.

- 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 Section 107 and will decline to issue a building or related permit until such information is provided.
- B. **Cross-Connection Inspection.** 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 may conduct an inspection of the property for unauthorized cross-connections among the sanitary sewer, water, and stormwater systems. To the extent areas of noncompliance are identified on the property, the Village may prescribe appropriate corrective action, including such corrective action as a condition precedent to or a condition of the permit. The Village may charge an administrative fee in connection with any such inspection. 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 Section 107 and will decline to issue a building or related permit until such information is provided. An applicant that fails to perform any corrective action prescribed by the Village, whether or not the work for which such permit was sought is completed, will be deemed in violation of this section and subject to fines.

Section 107.1 General. Add the following new section:

107.1.1. Plans and specifications. The application for permit shall be accompanied by the following:

- A. Four complete sets of plans. Plans shall be drawn to a scale of not less than 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.
- B. Three copies of specifications describing the kind, size, quality, and grade of all construction materials and service equipment.
- C. 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.
- D. 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.
- E. All documents referenced in this section that are formally submitted for review shall also be submitted in a digital format that is acceptable to the Village of Bannockburn. (i.e. a “.PDF” is a common file utilized)

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.

Section 107.1 General. Add the following new section:

107.1.2 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 Bannockburn Zoning Code.

Section 107.3.3 Phased approval. Replace the last sentence of this section with the following language:

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.

Section 109.1 Payment of fees. Delete the section and substitute the following new section:

109.1 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.

Section 109.2 Schedule of permit fees. Insert the following after the last sentence:

Permit fees are defined in the Village of Bannockburn Fee Schedule.

Section 111.1 Change of occupancy. Add the following new language at the end of the section:

No certificate of 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.

Section 111.2 Certificate issued. Add the following new language at the end of the section:

No work authorized under this code shall be entitled to a certificate of occupancy, and no certificate of 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.

Section 113 Board of Appeals. Delete the entire section and substitute the following new section:

SECTION 113 APPEALS

113.1 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. As part of any such appeal, the Board of Trustees may, among other things, consider requests for variations from or exceptions to the strict application of this code in light of particular hardships or practical difficulties demonstrated by the applicant related to enhancing the accessibility of buildings or structures or in furtherance of other federally-protected rights. The decision of the Board of Trustee on an appeal under this code shall be final.

113.2 Court review. Any person aggrieved following an appeal as provided in Section 113.1 may petition the Lake County Circuit Court in the manner provided by law for such relief as may be available under the circumstances.

Section 114.4 Violation penalties. Delete the section and substitute the following new section:

114.4 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 or 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 as defined by the Bannockburn Fee Schedule. Each day that a violation continues shall be deemed a separate offense.

Section 115.2 Issuance. Delete the section and substitute the following new section:

115.2 Notice to owner or the owner's authorized agent. Upon notice in writing from the Code Official that work on any building or structure is being executed 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.

Section 115.3 Unlawful continuance. Delete the section and substitute the following new section:

115.3 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 114.4 of this code.

Section 201.3 Terms defined in other codes. 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.

Section 202 Definitions. Make the following modifications to the section:

(a) 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.

(b) Add the following new definitions to the section:

COLLEGE HOUSING. Uses permitted by the College Zoning District regulations of the Bannockburn Zoning Code.

DEMOLITION. Any act or process that destroys or removes more than (i) 50% of the area of the exterior walls of a structure, (ii) 50% or more of the enclosed floor area of a building, or (iii) 50% of the foundation of a structure.

NEW CONSTRUCTION. Construction operation involving the erection of a structure that is neither preexisting nor attached to a preexisting structure.

TEMPORARY SIGN. A temporary sign permitted pursuant to the Bannockburn Zoning Code.

TEMPORARY STRUCTURE. A structure permitted by § 260-903 of the Bannockburn Zoning Code for construction purposes only.

Section 901.1 Scope. Add the following new sentence at the end of the section:

See the Deerfield-Bannockburn Fire Protection District for additional requirements for fire protection systems.

Section 1612.3 Establishment of flood hazard areas. Add the following new sentence at the end of the section:

See Lake County Stormwater Management for all stormwater management issues and requirements.

Section 3103.1 General. Delete the section and substitute the following new section:

3103.1 General. The provisions of this Section 3103.1 shall apply only to temporary structures as defined in Chapter 2 of this code. Tents, umbrella structures and other membrane structures permitted under this code, as well as the Bannockburn Zoning Code, shall comply with the requirements of the International Fire Code.

Section 3107 Signs. Add 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 located and constructed per the 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.

Exception: A permit shall not be required for *for sale* or *for rent* signs located in a Residential District that also meet the requirements defined in the Bannockburn Zoning Code.

3107.5 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.

3107.6 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.

If a temporary sign is not removed within seven 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.

Section 3114 Materials for protective covers. Add the following new section:

3114 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.

Section 3303.1 Construction documents. Add the following new section:

3303.1.1 Demolition permit application.

- A. 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.
- B. 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 one-hundred-twenty-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 3303.1.1(A)(ii) of this code.
- C. Within 21 days of receipt of a demolition permit application, the Village shall cause notice of such application to be published in a newspaper of general circulation within the Village.

Section 3306 Protection of pedestrians. Add the following new section:

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.

Adopt the following appendices:

Appendix E – Supplementary Accessibility Requirements

§ 109-31 Adoption of National Electrical Code.

The Electrical Code 2017 (National Electrical Code, 2017 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:

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.

Section 90.1 (C) Relation to Other International Standards. Add the following sentence at the end of this section:

The Electrical Code shall be administered in conjunction with, and as part of, the ICC Building Code /2018.

Section 90.4 Enforcement. 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.

Section 90 Introduction. Add the following new section:

90.10 Non-Compliant Property. Electrical service shall not be extended to any property that does not comply with all applicable Village codes and ordinances. No property may use electrical service except in accordance with all applicable requirements and provisions of the Village’s codes and ordinances.

Section 110.8 Wiring Methods. Add the following sentence at the end of this section:

All electrical wiring shall be in intermediate metallic conduit, rigid conduit, electrical metallic tubing as specified in Articles 342, 344, 358 of the National Electrical Code, except that other types of conduit or wiring protection may be permitted by the Building Commissioner or his or her authorized designee.

§ 109-32 Adoption of International Mechanical Code.

The Mechanical Code 2018 (International Mechanical Code of 2018, 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:

- 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 102.1 General. 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.

Section 106.1 Where required. 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/2018.

Section 106.5.2 Fee schedule. Delete this section and substitute the following new section:

106.5.2 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 Bannockburn Fee Schedule.

Section 106.5.3 Fee refunds. Delete the section in its entirety.

Section 108.4 Violation penalties. Delete this section and substitute the following new section:

108.4 Violation penalties. A violation of this code shall be deemed a violation of the ICC

Building Code/2018 and shall be subject to the penalties provided therein.

Section 108.5 Stop work orders. 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.

Section 109 Means of Appeal. 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 113 of the ICC Building Code/2018.

§ 109-33 Adoption of International Fuel Gas Code.

The Fuel Code 2018 (International Fuel Gas Code of 2018, 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:

- 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 102.1 General. 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.

Section 103.1. DEPARTMENT OF INSPECTION. Add the following sentence at the end of this section:

Any such work shall require, and be covered under, a building permit issued pursuant to the ICC Building Code/2003.

Section 106.1 Where required. Add the following sentence at the end of this section:

Any such work shall require, and be covered under, a building permit issued pursuant to the ICC Building Code/2018.

Section 106.6.2. Delete this section and substitute the following new section:

106.6.2 Fee Schedule. The fees for all work on installations regulated by this code shall be included as part of the fees for permit application, review, inspection, and issuance under the Bannockburn Fee Schedule.

Section 106.6.3 Fee refunds. Delete this section in its entirety.

Section 108.4 Violation penalties. Delete this section and substitute the following new section:

108.4 Violation penalties. A violation of this code shall be deemed a violation of the ICC Building Code/2018 and shall be subject to the penalties provided therein.

Section 108.5 Stop work orders. 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.

Section 109 Means of Appeal. 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 113 of the ICC Building Code/2018.

§ 109-34 Adoption of International Property Maintenance Code.

The Property Maintenance Code 2018 (International Property Maintenance Code of 2018, 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:

- 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 102.1 General. 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.

Section 103.5 Fees. Delete this section and substitute the following new section:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under these codes shall be as indicated in the Bannockburn Fee Schedule.

Section 106.4 Violation penalties. Delete this section and substitute the following new section:

106.4 Violation penalties. A violation of this code shall be deemed a violation of the ICC Building Code/2018 and shall be subject to the penalties provided therein.

Section 110-A. Add the following new section:

SECTION 110-A DRAINAGE AND CODE COMPLIANCE INSPECTIONS; PRE-TRANSFER INSPECTIONS

110-A.1 Purpose. The Village is prone to flooding and other drainage conditions that, if

not properly addressed, can damage properties. In order to ensure that sump pumps and other stormwater management facilities on properties are properly designed and installed and are not improperly cross-connected, the Village desires to undertake an inspection program relating to such conditions and other potential code violations.

110-A.2 When authorized. The Code Official may inspect any premises in the Village whenever the Code Official reasonably believes that violations of the Village's drainage, grading, or other regulations may exist on such premises. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the Code Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises is occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Code Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Code Official shall have recourse to the remedies provided by law to secure entry. Any violations found in the course of such inspection shall be subject to correction and enforcement proceedings as provided in this code.

110-A.3 When required. Prior to any transfer of ownership of any premises in the Village, the intended purchaser of such premises shall cause the seller to request that the Code Official inspect the premises and issue a certificate of compliance in accordance with this Section 110-A.

110-A.4 Conduct of inspections; certificate of compliance. Whenever the Code Official receives a request to inspect a premises pursuant to Section 110-A.3, the Code Official shall direct that such inspection be undertaken and that an inspection report be rendered within five business days after such request. In addition, the Code Official shall direct the Finance Director to determine whether there are any fines, fees, charges, or other amounts outstanding to the Village with respect to the premises in question. If the inspection reveals no violation (or, if violations are found and subsequently cured to the satisfaction of the Code Official) and if there are no outstanding fines, fees, charges, or other amounts due to the Village with respect to such premises, the Code Official shall cause a certificate of compliance to be issued to the seller of the premises. Any certificate of compliance issued pursuant to this section within 120 days before the recordation of an intended purchaser's deed or other instrument of conveyance shall be affirmative evidence of compliance with this section. Any intended purchaser whose deed or other instrument of conveyance is recorded without such a certificate of compliance will be found in violation of this section and shall be deemed to have accepted all liabilities of the seller with respect to the premises.

110A-5 Notice of violation. In the event that any inspection conducted pursuant to this section results in a finding of any violation of the Village's ordinances or other applicable law, rule, or regulation governing or relating to the premises or any outstanding fines, fees, or charges relating to said premises, the Code Official shall cause to be issued a written notification of such violation or violations (the "notice of violation"), within five business days after such inspection, to the person, firm,

corporation, or entity owning or occupying such premises (based on water billing information or other information available to the Village). Such notice of violation shall set forth with reasonable particularity the nature of each violation identified in such inspection, or any outstanding fines, fees, charges, or other amounts due to the Village, and shall direct that each such violation be corrected, or that any outstanding fines, fees, charges, or other amounts be promptly paid. Upon correction of any such violation or violations, the person, firm, corporation, or entity owning or occupying the premises shall request the Code Official to conduct a reinspection of the premises for purposes of obtaining a certificate of compliance; provided, however, that no certificate of compliance shall be issued unless all violations identified in the notice of violation have been corrected, the reinspection shall identify no other violations with the premises, and all other conditions of a certificate of compliance shall be satisfied; and provided, further, that no certificate of compliance shall be issued unless any outstanding fines, fees, charges, or other amounts relating to said premises have been paid.

110-A.6 Inspection fee. The fee for any inspection or any reinspection conducted pursuant to this section shall be as set forth in the Bannockburn Fee Schedule.

110-A.7 Fines. Any person who fails to comply with any provision of this section shall be subject to fines as any other violation of this Property Maintenance Code.

Section 111 Means of Appeal. 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 113 of the ICC Building Code/2018.

Section 302.4 Weeds.

Insert the following in place of [jurisdiction to insert height in inches]:

Eight (8) inches.

Revise the last sentence of the first paragraph of Section 302.4 to read as follows:

Weeds shall be defined as all grasses, annual plants, and vegetation other than trees or shrubs; provided, however, this term shall not include cultivated flowers, gardens, or natural, prairie, or conservancy areas that are properly maintained and managed in compliance with all applicable Village codes and ordinances as determined by the Bannockburn Building and Zoning Commissioner or his or her duly designated agent or agents.

§ 109-35 Adoption of International Residential Code.

The Residential Code 2018 (International Residential Code for One and Two Family Dwellings of 2018, 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:

- 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 R102.1 Applicability. 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.

Sections 103.2 through 103.3. Delete Sections 103.2 through 103.3 in their entirety.

Section 103 Department of Building Safety. Add the following section:

103.2 Administration. 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.

Section R105.1 Required. 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/2018.

Section R105.2 Work exempt from permit. Add the following sentence at the end of the first paragraph, insert after the word “following” and before the “:”:

This exemption does not apply to projects that require Architectural and/or Zoning

review and approval per the Village of Bannockburn Zoning Ordinance):

Section R108.2 Schedule of permit fees. Delete this section and substitute the following new section:

R108.2 Fee Schedule. The fees for all such work shall be included as part of the fees for permit application, review, inspection, and issuance under the Bannockburn Fee Schedule.

Section R112 Board of Appeals. Delete this entire section and substitute the following new section:

SECTION 112 BOARD OF APPEALS

R112.1 General. Appeals shall be available and pursued in the manner set forth in Section 113 of the ICC Building Code/2018.

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

R113.4 Violation penalties. A violation of this code shall be deemed a violation of the ICC Building Code/2018 and shall be subject to the penalties provided therein.

Section R114.2 Unlawful continuance. Delete this section and substitute the following new section:

Section R114.2 Unlawful continuance. Any person who works in violation of a stop-work order shall be liable for fines as provided in Section R113.4.

Section R301.2(1), Climatic and Geographic Design Criteria. Add the following table:

Climatic and Geographic Design Criteria, Complete Table.

Ground snow load	25 psf
Wind speed (mph)	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 required	Yes
Flood hazards	See local flood zone map
Air freezing index	2000
Mean annual temperature	50 degrees

Section R312.1 Guards. Delete the section and substitute the following new section:

R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.5.

Section R312.1 Guards. Insert the following new section:

R312.1.5 Prohibited equipment. In addition to other equipment that might be prohibited under other provisions of this code, no electrified fences/guards shall be constructed in the Village.

Section R402 Materials. Delete section R402.1 through R402.1.2.

Adopt the following appendices and associated amendments:

Appendix F, RADON CONTROL METHODS

Appendix G, PIPING STANDARDS FOR VARIOUS APPLICATIONS

Appendix I, PRIVATE SEWAGE DISPOSAL

(A) Appendix I, AI101.1. 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, EXISTING BUILDINGS AND STRUCTURES.

(A) Appendix J, AJ101 Purpose and Intent. Add the following new section:

AJ101.4 Coordination with other Village of Bannockburn ordinances. This appendix shall not supersede the Village of Bannockburn Zoning Ordinance or the jurisdiction and authority of the Architectural Review Commission. 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 Commission if the work is considered minor in nature and not in conflict with other Village of Bannockburn ordinances.

Appendix K, SOUND TRANSMISSION.

Appendix O, AUTOMATIC VEHICULAR GATES

§ 109-36 Adoption of International Fire Code.

The Fire Code 2018 (International Fire Code 2018, 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:

- 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.

New Section 103.1.1 shall be added to read as follows:

103.1.1 Fire Code Official. The term *Fire Code Official* shall refer to the Deerfield-Bannockburn Fire Protection District.

Section 105.1.1 shall have the following added to the end of the section to read as follows:

105.1.1 Permits Required. Permitted work related to this code shall be obtained from the Deerfield-Bannockburn Fire Protection District.

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

SECTION 109 BOARD OF APPEALS

Appeals shall be available and pursued in the manner set forth in Section 113 of the ICC Building Code/2018.

Section 110.4 Violation penalties. Delete this section and substitute the following new section:

110.4 Violation penalties. A violation of this code shall be deemed a violation of the ICC Building Code/2018 and shall be subject to the penalties provided therein.

Section 202, General Definitions, Fire Area, shall be amended by replacing the existing language with the following text:

Fire Area. The aggregate floor area enclosed and bounded by the exterior walls of a building. Areas of the building not provided with surrounding walls shall be included in

the fire area if such areas are included within the horizontal projection of the roof or floor next above.

New Section 506.1.3 shall be added to read as follow:

506.1.3 Gates. Automatic gates that obstruct the fire department access roads shall be equipped with an emergency key switch to prevent delay in emergency response. This requirement also applies to one and two family dwellings.

Section 901.4.6 shall be amended by adding the following sentence to the end of the existing text:

901.4.6 Pump and riser room size. Rooms containing fire pumps shall be provided with a door allowing access directly to/from the exterior of the building or structure. Such doors shall be not less than 36 inches in width by 80 inches in height.

Section 902 add additional definitions:

False Alarms see Section 907.11

Section 901.9 shall be amended to read as follows:

901.9 Termination of monitoring service. For fire protection systems required to be monitored by this code and as amended by the District, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be in writing to the fire code official, by the monitoring service provider who's service is being terminated, not less than five business days before service is terminated.

Revise Section 903.2.1.1 as follows:

903.2.1.1 Group A-1. Delete 12,000 square feet; Insert 2,500 square feet

Revise Section 903.2.1.2 as follows:

903.2.1.2 Group A-2. Delete 5,000 square feet; Insert 2,500 square feet

Revise Section 903.2.1.3 as follows:

903.2.1.3 Group A-3. Delete 12,000 square feet; Insert 2,500 square feet

Revise Section 903.2.1.4 as follows:

903.2.1.4 Group A-4. Delete 12,000 square feet; Insert 2,500 square feet

Revise Section 903.2.3 as follows:

903.2.3 Group E. Delete 12,000 square feet; Insert 2,500 square feet

Revise Section 903.2.4 as follows:

903.2.4 Group F-1. Delete 12,000 square feet; Insert 2,500 square feet
Sub-paragraph 3. Delete

Revise Section 903.2.6, Exception 3 by adding the following sentence:

3. This exception does not apply to day care facilities exceeding 2,500 square feet in area.

Revise Section 903.2.7 as follows:

903.2.7 Group M and Group B. This section shall apply to both Group M and B and all references to Group M shall also include Group B.

Sub-paragraph 1. Delete 12,000 square feet; Insert 2,500 square feet

Sub-paragraph 3. Delete

Sub-paragraph 4. Delete 5,000 square feet, Insert 2,500 square feet

Revise Section 903.2.9 as follows:

903.2.9 Group S-1 and Group S-2. This section shall apply to both Group S-1 and S-2 and all references to Group S-1 shall also include Group S-2.

Sub-paragraph 1. Delete 12,000 square feet; Insert 2,500 square feet

Sub-paragraph 3. Delete

Sub-paragraph 4. Delete 5,000 square feet; Insert 2,500 square feet

Revise Section 903.2.9.1 as follows:

903.2.9.1 Repair garages.

Sub-paragraph 1. Delete 10,000 square feet; Insert 2,500 square feet

Sub-paragraph 2. Delete 12,000 square feet; Insert 2,500 square feet

Sub-paragraph 4. Delete 5,000 square feet, Insert 2,500 square feet

Revise Section 903.2.10 as follows:

903.2.10 Group S-2. Delete 12,000 square feet; Insert 2,500 square feet

Revise Section 903.2.10.1 as follows:

903.2.10.1 Commercial parking garages. Delete 5,000 square feet; Insert 2,500 square feet

Revise Section 903.2.11.1.3 as follows:

903.2.11.1.3 Basements. Delete 75 feet; Insert 50 feet.

Revise Section 903.3.5 shall be amended to read as follows:

903.3.5 Water Supplies. Replace “*International Plumbing Code*” with “*Illinois State Plumbing Code.*”

Section 903.4 shall be amended to read as follows:

903.4 Sprinkler system supervision and alarms.

Delete: Exceptions 5 & 7

Section 903.4.1 shall be amended to read as follows:

903.4.1 Monitoring. Fire alarm control units required by Section 903.4 shall be monitored as required by Section 907.6.5 as amended.

Exceptions: Exceptions shall remain as written.

New Section 903.4.2.1 shall be added to read as follows:

903.4.2.1 Exterior visual alarms. In addition to the audible device required by 903.4.2, an approved visual appliance shall be provided over the fire department connection in an approved location. The visual appliance shall be connected to the building fire alarm system and shall operate only upon the activation of a waterflow device. The visual appliance shall be red in color.

New Section 903.4.4 shall be added to read as follows:

903.4.4 Low temperature monitoring. Fire pump rooms, fire sprinkler riser rooms, and standpipe riser rooms, which are heated by an individual heat source dedicated to the

room, shall be provided with a listed room temperature supervisory signal-initiating device, operating as required by Section 17.16.5 of NFPA 72, and supervised by the building fire alarm system.

New Section 903.4.5 shall be added to read as follows:

903.4.5 Multi-tenant occupancies. In new multi-tenant, one-story buildings protected by an automatic sprinkler system, the sprinklers in each tenant space shall be zoned separately from the sprinklers in other tenant spaces located in the building. Supervised tenant space control valves and waterflow devices shall be provided for each tenant space and shall be located at the front or the rear of each tenant space consistently throughout the building. An exterior visible notification appliance shall be provided over the main entrance of each tenant space which indicates that the waterflow device serving the tenant space has activated. The appliance shall be a weatherproof appliance, with a clear lens, and shall be not less than 75 cd. The visual appliance shall be red in color.

New Section 903.6.1 shall be added to read as follow:

903.6.1 Change of use group. Where a building or tenant space experiences a change in occupancy classification the requirements of Section 903, as amended by the District, shall be applied to the building or tenant space as would be required for new buildings.

When the change in use group occurs in a single tenant space the sprinkler system requirements shall only be required for the individual tenant space. Where the tenant space is located in a multiple tenant building without an existing sprinkler system, the owner of the building shall provide a sprinkler system riser, or risers, capable of serving the entire building and the tenant space undergoing the change in use group shall be connected to the sprinkler system riser. Where the tenant space is located in a multiple tenant space building and there is an existing sprinkler system, the tenant space undergoing the change in use shall be connected to the existing building sprinkler system.

Revise Section 905.3.1 as follows:

905.3.1 Height. Delete 30 feet; Insert 18 feet

New Section 905.13 shall be added to read as follows:

905.13 Fire department connections. Fire department connections serving standpipe connections shall be provided as required by Section 903.3.7 as amended.

Section 907.2.1 shall be amended to read as follows:

907.2.1 Group A.

Delete: Exception

Section 907.2.2 shall be amended to read as follows:

907.2.2 Group B.

Delete: Exception

Section 907.2.3 shall be amended to read as follows:

907.2.3 Group E.

Delete: Four (4) exceptions

Section 907.2.4 shall be amended to read as follows:

907.2.4 Group F.

Delete: Exception

Section 907.2.7 shall be amended to read as follows:

907.2.7 Group M.

Delete: Two (2) exceptions

Section 907.2.8.1 shall be amended to read as follows:

907.2.8.1 Group (R-1) Manual fire alarm system.

Delete: Exception 2

Section 907.2.9.1 shall be amended to read as follows:

907.2.9.1 Group (R-2) Manual fire alarm system.

Delete: Exception 2

New Section 907.2.9.4 (Group R-2) shall be added to read as follows:

907.2.9.4. An automatic smoke detection system shall be provided as required by Section 907.2.8.2 and its exception.

Section 907.2.10.1 shall be amended to read as follows:

907.2.10.1 Group (R-4) Manual fire alarm system.

Delete: Exception 2

New Section 907.6.3.2 shall be added to read as follows:

907.6.3.2 Multi-tenant occupancies. In multi-tenant, one-story buildings served by a fire alarm system which includes notification appliances serving more than a single tenant, an exterior visible notification appliance shall be provided over the main entrance of each tenant space in a location approved by the fire code official. The appliance shall be a weatherproof appliance, with a clear lens, and shall be not less than 75 cd.

Section 907.6.6 shall be amended to read as follows:

907.6.6 Monitoring. Fire alarm system required by this chapter as amended by the District or the International Building Code, shall be monitored at a supervising station approved by the District in accordance with NFPA 72. The means to transmit fire alarm signals shall be a private one-way radio network in accordance with Section 26.6.5.2 of NFPA 72-2016 edition.

Fire alarm systems which are not required by this chapter as amended by the District or the International Building Code may be supervised at any listed central station or other location approved by the fire code official. The means to transmit fire alarm signals shall be a private one-way radio network in accordance with Section 26.6.5.2 of NFPA 72-2016 edition.

Fire alarm control units shall have the capability of transmitting alarm, supervisory (where applicable), and trouble signals to the supervising station through a reverse polarity outputs to the private one-way radio.

A person, business or corporation residing or having a place of business within the Fire District who fails to comply with the requirements specified in this Section as it pertains

to installation of an approved means of transmitting a fire alarm signal shall be deemed to be in violation of this Section, and shall be subject to a fine of not less than One Hundred Dollars (\$100.00) per week of non-compliance, as measured from Midnight on Monday though one (1) minute prior to Midnight on the following Sunday, regardless of weekday, weekend or holiday designation.

Exceptions: Monitoring by a supervising station shall not be required for:

1. Single- and multiple-station smoke alarms required by 907.2.11
2. Smoke detectors in Group I-3 occupancies
3. Automatic sprinkler systems in one- and two-family dwellings

New Section 907.9.1 shall be added to read as follows:

907.9.1 Change of use group. Where a building or tenant space experiences a change in occupancy classification the requirements of Section 907, as amended by the District, shall be applied to the building or tenant space as would be required for new buildings.

When the change in use group occurs in a single tenant space the fire alarm requirements shall only be required for the individual tenant space. Where the tenant space is located in a multiple tenant building without an existing fire alarm system, the owner of the building shall provide a fire alarm system capable of serving the entire building and the tenant space undergoing the change in use group shall be connected to the new building fire alarm system. Where the tenant space is located in a multiple tenant space building and there is an existing fire alarm system, the tenant space undergoing the change in use shall be connected to the existing building fire alarm system.

No building shall be served by multiple fire alarm control units and systems without the systems being interconnected as required by NFPA 72.

New Section 907.11 shall be added to read as follows:

907.11 False alarms. An alarm signal which indicates the existence of any emergency situation when in fact, no such emergency exists, and shall include any alarm signal generated by any fire protection system by whatever means shall be considered a false alarm. A fire alarm user is defined as the owner of the property from which the false alarm originates and any individual, partnership, corporation, organization or other entity occupying or on the property with permission of the owner. A fire alarm user shall be fined for each alarm if such false alarm is:

1. Given intentionally or negligently.
2. Due to or caused by improper installation, design or use or due to a lack of required maintenance.
3. Resulting from any test, repair, alteration or addition to the fire protection system without prior notification thereof to the Deerfield-Bannockburn Fire Protection District.

Exceptions:

1. Fire causing structural damage to the protected premises verified by the Fire District.
2. Earthquake causing structural damage to the protected premises.
3. Tornado or hurricane winds causing structural damage to the protected premises.
4. Flooding to the protected premises due to overflow of natural drainage.
5. Lightning causing physical damage to the protected premises.
6. Electrical service interruption verified by the Fire District.
7. Plumbing or electrical malfunctions unrelated to the fire protection system

New Section 907.11.1 shall be added to read as follows:

907.11.1 Schedule of fines. The schedule of fines for false fire alarms shall be as approved by the Board of Trustees of the Deerfield-Bannockburn Fire Protection District.

New Section 907.11.2 shall be added to read as follows:

907.11.2 Out of service alarm. If a fire alarm system gives two (2) or more false alarms within a twelve (12) hour period, the Deerfield-Bannockburn Fire Protection District reserves the right to have one of its authorized officers place the fire alarm system out-of-service and require a fire watch at its discretion. Any fire alarm placed out-of-service under this section must be repaired and placed back in service within the time period specified by the Deerfield-Bannockburn Fire Protection District.

New Section 907.11.3 shall be added to read as follows:

907.11.3 Newly installed alarms. The provisions of this ordinance for false fire alarms and alarm malfunctions shall not apply to any newly installed alarm system for a period of thirty (30) days from the date that the system was placed in service by a Fire Department official, but shall apply from the expiration of the initial thirty (30) day period following installation.

Adopt the following appendices and associated amendments:

Appendix B [Fire-Flow Requirements for Buildings]

Appendix C [Fire Hydrant Locations and Distribution]

Appendix D [Fire Apparatus Access Roads], Appendix E [Hazard Categories]

Appendix F [Hazard Ranking],

Appendix G [Cryogenic Fluids –Weight and Volume Equivalents]

Appendix I [Fire Protection Systems – Noncompliant Conditions]

Appendix K [Construction Requirements for Existing Ambulatory Care Facilities]

Appendix N [Indoor Trade Shows and Exhibitions]

The Fire Code shall be administered in conjunction with, and as part of, the ICC Building Code/2018.

§ 109-37 Adoption of Energy Conservation Code.

The current International Energy Conservation Code (IECC) mandated by the State of Illinois, and any amendment thereto, or subsequent edition thereof, is hereby adopted as the Energy Conservation Code of the Village of Bannockburn for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of the building envelope, mechanical, lighting, and power systems in the Village, as amended. One (1) copy of said Code shall be kept on file in the Village Clerk's office for public inspection.

§ 109-38 Adoption of Swimming Pool and Spa Code.

The Swimming Pool and Spa Code 2018 (International Swimming Pool and Spa Code of 2018, International Code Council, Inc.) (a copy of which is on file with the Village Clerk) is hereby adopted as criteria for regulating and governing the design and construction of buildings for the effective use of energy and the issuance of permits and collection of fees in the Village, subject to the following additions, deletions and modifications:

- 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/her duly designated agent or agents.
- Passim Wherever 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 102.1 General. 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.

Section 105.1 When Required. 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/2018.

Section 105.6.2 Fee Schedule. Delete this section and substitute the following new section:

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

Section 105.6.3 Fee refunds. Delete the section in its entirety.

Section 107.4 Violation penalties. Delete this section and substitute the following new section:

107.4 Violation penalties. A violation of this code shall be deemed a violation of the ICC Building Code/2018 and shall be subject to the penalties provided therein.

Section 107.5 Stop work orders. 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 107.4.

Section 108 Means of Appeal. 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 113 of the ICC Building Code/2018.

Section 305.1 General. Delete the second sentence of this section, such that the section shall read as follows:

SECTION 305.1 GENERAL.

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas.

Cross Reference to other “building codes”

Plumbing Code

While not approved with the 2019 amendments, the Village of Bannockburn adopted the Illinois Plumbing Code via Ordinance 2015-26 as follows [saved at: <https://ecode360.com/31863201>]:

§ 109-39. Adoption of code.

There is hereby adopted by the Village, pursuant to its home rule powers and other applicable authority, the Illinois Plumbing Code, 2014 Edition (hereinafter the "Plumbing Code"). The Plumbing Code shall remain in effect until the Illinois Department of Public Health under Section 35 of the Illinois Plumbing License Law amends such edition.[1] At least one copy of the Plumbing Code is now and shall remain on file in the office of the Village Clerk, and the Plumbing Code is hereby adopted and incorporated as fully as if set out at length herein.

[1]Editor's Note: See 225 ILCS 320/35.

§ 109-40. Additions and amendments.

The Plumbing Code is hereby modified to add the following provision:

Plumbing Fixture Requirements. Any new or replacement plumbing fixtures shall be a labeled WaterSense® product, as specified by the United States Environmental Protection Agency.

§ 109-41. Effect on prior provisions.

To the extent that any provision of this article or the Plumbing Code adopted hereby conflicts with any ordinance, or part thereof, previously adopted by the Village regarding the regulation of plumbing and plumbing systems, such prior inconsistent ordinance, or part thereof, is hereby repealed and superseded by this article to the extent of the conflict.