



MEMORANDUM

To: Mayor Collins and the Board of Trustees

From: Ken Goska, Building Official

CC: Brian Murphy, Village Administrator

Date: January 4, 2016

Re: Recapitulation of Building Codes

Background Findings

The Village Board previously approved changes to the Recapitulation of Building Codes in the fall of 2010. The Building Department staff revised the building code document to make it more user-friendly. Most of the changes are to clarify, reorganize and create stringent but feasible codes. Updating to the 2015 International Codes will address new materials and techniques to ensure quality building practices throughout the Village’s residential and commercial projects. The clarifications address normal practices by most contractors in the Village and will be easier for all to understand.

Included in the attached exhibits are the changes to the Recapitulation of Building Codes and a survey. This permit fee survey was conducted in November of 2015. It represents permits fees from neighboring communities, the Village’s current permit fee structure and a proposed fee structure.

Policy Considerations

The Building Department has the duty to enforce regulations concerning construction, alterations, movement, enlargement, replacement, repair and demolition within the Village limits. Updating the code ensures the life, health and safety of our residents and the public.

The Board has the right to accept or reject any or all proposals.

Financial Considerations

A new fee structure will allow the department to continue to provide a high level of service to residents and businesses while becoming more fiscally self-supporting.

Recommendation

It is our recommendation that the Village Board direct the President to approve the Recapitulation of Building Codes including the 2015 International Codes and the proposed permit fees as outlined in the attached exhibits.

ORDINANCE NO. ____

**AN ORDINANCE COMPREHENSIVELY REVISING THE VILLAGE OF PLAINFIELD
BUILDING CODE ORDINANCE**

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF PLAINFIELD, AS FOLLOWS:

- I. That Chapter 2.5 Articles I through XIII are hereby amended in their entirety as set forth in Exhibit "A", attached hereto and made a part hereof.
- II. This Ordinance shall be effective March 1, 2016.
- III. This Ordinance shall be numbered as Ordinance No. ____

PASSED THIS ____ DAY OF _____, 2016.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ DAY OF _____, 2016

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

Exhibit “A”

VILLAGE OF PLAINFIELD

RECAPITULATION OF BUILDING CODES

The Village of Plainfield utilizes the following codes during the plan review and inspection process:

BUILDING

- 2015 International Building Code
- 2015 International Residential Code
- International Energy Conservation Code – Residential
Current edition as per the State of Illinois
- International Energy Conservation Code – Commercial
Current edition as per the State of Illinois
- 2015 International Property Maintenance Code
- Village of Plainfield Amendments
- 2015 International Existing Building Code
- State of Illinois Accessibility Code – 5/97 Issue

ELECTRICAL

- 2014 National Electrical Code (NEC)
- Village of Plainfield Amendments

MECHANICAL

- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- Village of Plainfield Amendments

PLUMBING

- 2014 State of Illinois Plumbing Code
- Village of Plainfield IDPH Amendments

FIRE PREVENTION

- 2015 International Fire Code – (Including all the latest Plainfield or Oswego Fire District amendments)

NOTE: Fire protection requires inspections for all commercial, industrial, institutional buildings and residential structures over two (2) units.

Chapter 2.5

Buildings and Building Regulations*

ARTICLE I	In General, Sec. 2.5-1-2.5-20	Page 3
ARTICLE II	Building Code Commercial Building Code, Sec. 2.5-21-2.34 Residential Building Code, Sec. 2.5-35 – 2.5-37 Model Energy Code, Sec. 2.5-38 – 2.5-40	Page 23 Page 26 Page 30
ARTICLE III	Plumbing Code, Sec. 2.5-41 – 2.5-60	Page 31
ARTICLE IV	Private Sewage Disposal Code, Sec. 2.5-61-2.5-80	Page 33
ARTICLE V	Electrical Code, Sec. 2.5-81-2.5-120	Page 34
ARTICLE VI	Fire Prevention Code, Sec. 2.5-121-2.5-130	Page 41
ARTICLE VII	Swimming Pool Regulations, Sec. 2.5-131-2.5-160	Page 47
ARTICLE VIII	Mechanical Code, Sec. 2.5-161-2.5-170	Page 53
ARTICLE IX	Property Maintenance Code, Sec. 2.5-171-2.5-200	Page 54
ARTICLE X	Dangerous, Unsafe, Abandoned Buildings, Sec. 2.5-201-2.5-220	Page 55
ARTICLE XI	Street Numbering, Sec. 2.5-221-2.5-500	See Municipal Code
ARTICLE XII	Fees, Sec. 2.5-501-2.5-505	Page 58
ARTICLE XIII	Existing Building Code, Sec. 2.5- 506 - 2.5-510	Page 62

ARTICLE I. - IN GENERAL

Sec. 2.5-1 - Title.

This chapter shall be known as the building code of the village.

Sec. 2.5-2 - Purpose.

The purpose of this chapter is to provide for the safety, health and public welfare through structural strength and stability, means of egress, adequate light and ventilation and protection of life and property from fire and hazards incidental to the design, construction, alteration, removal or demolition of buildings or structures. This chapter sets forth requirements which are considered reasonable and are held in every instance to be the minimum for the promotion of public health, safety and the general welfare. (Ord. No. 2961, § I, 10-18-10)

Sec. 2.5-3. - Applicability; exemptions; more restrictive regulations.

- (a) This code shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized for promulgation under the provisions of this code.
- (b) All buildings and structures, and parts and appurtenances thereof, both existing and hereafter erected or installed shall be so maintained that the occupants and users thereof and others are reasonably safe from the hazards of fire, explosion, collapse, contagion and spread of infectious disease. If found by the village not so maintained, necessary corrective work, repair, replacement or removal may be ordered.
- (c) No building or structure shall be constructed, extended, repaired, removed or altered in violation of these provisions, except for repairs as defined in (d) below and except further that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building or structure is not otherwise altered or its use or occupancy changed.
- (d) Ordinary repairs to structures may be made without application or notice to the village, but such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
- (e) When the provisions contained in this chapter conflict with any other provisions contained in this code or in any state or federal statute, the most restrictive or rigid provisions shall control.

Sec. 2.5-4. - Structures existing on date of adoption of chapter; structures moved into village.

- (a) It shall be unlawful to use or occupy any building or structure, or part thereof, in violation of the provisions of this code, except as otherwise provided for in this code.
- (b) The legal use and occupancy of any structure existing on the date of adoption of this code which has been heretofore approved, may be specifically provided for in this section.
- (c) Alterations or repairs may be made to any structure without requiring the existing structure to comply with all the requirements of this code, provided such work conforms to that required of a new structure. Alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.
- (d) Alterations or repairs to an existing structure which are nonstructural and do not adversely affect any structural member of any part of the structure having a required fire-resistance rating may be made with the same materials of which the structure is constructed.
- (e) In the event a building or structure is altered or repaired beyond fifty (50) percent of its present replacement value, exclusive of foundation, the village may require that the entire building or portions thereof be brought into compliance with all provisions of this code.
- (f) If the structure is increased in floor area or number of stores, the entire structure shall be made to conform with the requirements of this code in respect to means of egress, fire protection, fire suppression, light and ventilation and life safety.
- (g) Buildings and structures moved into or within the village shall comply with the provisions of this code for new buildings and structures and shall not be used or occupied in whole or in part until the certificates of occupancy shall have been issued by the village.

Sec. 2.5-5. - Public safety, insurance, bonds, licensing, and registration.

- (a) General contractors.
 - (1) Insurance. All general contractors who use the streets or other public property shall file with the village, prior to the issuance of a building permit, a certificate of insurance with coverage of public liability insurance for each person in the sum of one million dollars (\$1,000,000.00).
 - (2) Registration. All general contractors and subcontractors shall register with the building department annually prior to receiving building permits at an annual fee of fifty dollars (\$50.00)
- (b) Occupation of streets, sidewalks and parkways. Streets, parkways or sidewalks shall not be occupied with building materials prior to the issuance of a building permit. In no event shall public property other than that immediately in front of the lot or land upon which the work is being done be occupied, nor shall more than one third of the street, from curb line to curb line, be occupied. No material shall be so placed as to render inaccessible any fire hydrant, valve

chamber, manhole or catch basin, or obstruct the gutter or waterway of any street. Silt fencing at a minimum is required around the entire property where adjacent properties have been approved for occupancy or finish grading has occurred.

(c) Bypass walk. Before any sidewalk is obstructed by scaffolding or other material, or is removed, a safe hard surfaced temporary bypass walk shall be constructed and maintained. Pedestrians shall be protected from vehicular traffic by a barricade or fence. During overhead construction, pedestrians shall further be protected from falling debris by solid overhead planking.

(d) Barricades required. Any person, using public property for storage of construction materials shall provide substantial and suitable barricades and shall provide, place and maintain, proper and sufficient lights or flares to guard and protect all traffic and passersby.

(e) Damage to barricading. It shall be unlawful to move, remove, turn off, extinguish, diminish or disturb any light or barricade required by (d) above.

(f) Mortar beds. Mortar beds or boxes shall be placed and guarded as to protect the clothing of persons passing, and shall not be located upon any street or public way unless enclosed with a tight fence. Mortar beds or boxes shall not be placed upon any public walk, and no mortar shall be mixed upon any pavement surface or sidewalk surface.

(g) Material on public property. As soon as construction work is completed, all remaining material shall be promptly removed from public property and the streets and sidewalks shall be cleared and put in the same condition as before the construction work was started.

(h) Removal of rubbish-Public property. Rubbish or excavated material which is deposited on the sidewalks or streets shall be removed from day to day, as rapidly as produced. When materials or rubbish causing dust are handled they must be well wetted down.

(i) Removal and containment of rubbish-Private property. Rubbish or materials shall not be thrown, dropped or swept from any floor above the ground or from any roof, but shall either be carried or lowered in such a manner as not to cause dust. Rubbish and construction debris shall be properly contained and/or controlled in a metal dumpster to prevent such debris from being blown, scattered or otherwise carried to abutting properties.

(j) Public inconvenience. All building operations shall be conducted in a manner that least inconveniences the public and abutting property owners.

(k) Protection of passersby. Where during construction, an excavation or other hazard exists; the contractor shall provide and maintain a barricade or fence for the protection of passersby.

(l) Surety bond. Prior to the issuance of a building permit, a surety bond in the amount of ten thousand dollars (\$10,000.00) for each lot where street or sidewalk improvements are installed, shall be deposited with the village to indemnify the village against damage to the streets, curbs and sidewalks and parkways, and to insure the proper installation, repair and/or complete restoration of streets, curbs, sidewalks and parkways in accordance with the

instructions of the building inspector. It shall be the responsibility of the general contractor to notify the village of any streets, curbs, sidewalks or parkways that were damaged prior to the start of construction on a lot.

(m) Bond refund. Upon the final completion of all the work under the permit, so much of such deposit as is necessary to reimburse the village for the repair and/or restoration of the damaged streets, curbs, sidewalks or parkways shall be retained by the village and the remainder shall be returned to the depositor; provided, however, that nothing herein contained shall preclude the village from maintaining an action against any person or persons to recover for damage done to any street, sidewalk or parkway.

(n) Sewer and plumbing contractors.

(1) Every person, firm or corporation desiring to engage in the business of making any sewer and/or plumbing installation in the village shall show evidence to the village that his state plumbing license is current and valid.

(2) Each plumbing contractor, and sewer contractor, shall be subject to the insurance requirements set forth under state licensing procedures.

(3) Each plumbing contractor, sewer contractor, and heating/cooling contractor must register with the village building department annually prior to receiving permits.

(o) Bond for water connection. See Chapter 8, Sections 8-63 and 8-64 of the village Code of Ordinances.

(p) Electrical contractors. Every person, firm or corporation desiring to engage in the business of making electrical installations in the village shall have insurance as outlined in (a) above. All electrical contractors must be licensed in a municipality in Illinois and provide evidence that such registration is in good standing. Licenses may also be provided by the village upon passage of appropriate tests and payments of specified fees. All electrical contractors not licensed by the village shall register with the building department annually prior to receiving permits.

(q) Contractors, existing violations. The village shall not be required to issue a building permit or perform inspections to any contractor or subcontractor responsible for existing code violations, fees or any outstanding issues with the village until such work, fees, or issues have been corrected.

(r) A portable toilet unit will be required on all job sites. Chemical toilets shall be provided and maintained when no functioning toilet is available on a job site. Portable toilets shall be located so that the unit may be maintained and the unit shall not be placed closer than five (5) feet inside the property lines. Portable toilets shall be removed once a functioning toilet is available on the job site.

(s) All Temporary trailers; offices, models, storage and cargo containers will need to be anchored to the ground. If the trailers have water and drainage they must be hooked up to city

water and sewer, no holding tanks. No temporary electrical wiring will be used for service conductors.

(t) Fences, Construction sites that are determined unsafe due to the nature of the site or extended delays, a 6 foot high chain-link construction fences around the property or area. Construction fences will be required for condensed established areas where excavation is within ten feet (10') of another structure or five feet (5') of a property line.

(u) Excavations shall be tapered, tarped, and shored to prevent damage to adjoining properties when within five feet of the property line and ten feet from another property structure. All open holes and basements on a job site shall be pumped out until all excess water is removed.

(v) Construction stockpiles shall not be placed closer than five (5) feet to any property line and shall not exceed 8 feet in height. Construction stockpiles shall be placed in a manner that will not affect the construction process, prevent the placement of a refuse storage dumpster or portable toilet on site, and shall not cause a nuisance.

(w) Silt fencing shall be properly installed around any soil stockpile or drain deemed necessary by the Building Official to control erosion, protect the sewers or to prevent a nuisance or unsafe condition.

(x) Haul roads are required from the start of any excavation or demolition until prior to final grading. The road shall be placed anywhere construction vehicles drive upon the construction site or parkway. The road shall be constructed of a material such as gravel or woodchips that will provide a sufficient barrier to prevent soil from embedding into vehicle tires. In addition, the haul road shall provide a safe, clear and unobstructed pathway from the public property to the structure under construction in order to allow access for inspections.

Sec. 2.5-6. - Approved building materials; modifications.

(a) Construction method. All materials, equipment and devices approved for use by the provisions of this code shall be constructed and installed only in accordance with such approval.

(b) Modifications. When there are practical difficulties involved in carrying out structural or mechanical provisions of this code or of an approved rule, the village building official with the village planner concurrently may vary or modify such provision upon written application by the owner or the owner's representative, provided that the spirit and intent of this code shall be observed and public welfare and safety be assured.

(c) Records. The application for modifications and the final decision of the village shall be in writing and shall be officially recorded with the application for the permit in the permanent records of the village.

(d) Used materials and equipment. Used materials, equipment and devices may be utilized provided they have been reconditioned, tested and placed in good and proper working condition and approved for use by the village.

(e) Alternative materials and equipment. The provisions of this code are not intended to prevent the use of any material or method of construction not specifically prescribed by this

code, provided any such alternative has been approved. The building official may approve any such alternative provided the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purposes intended, at least the equivalent of that prescribed in this code, in quality, strength, effectiveness, fire resistance, durability and safety.

(f) Research and investigations. The building official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, the building official may approve its use subject to the requirements of this code. The costs of all tests, reports and investigations required under these provisions shall be paid by the applicant.

(g) Research reports. The building official may accept as supporting data to assist in the determination duly authenticated research reports from approved sources for all materials or assemblies proposed for use which are not specifically provided for in this code.

(h) Records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in the official records so long as the building or structure to which they relate remains in existence unless otherwise provided by other regulations. Plans and specifications of houses and accessories, except survey plats and building plot plans may be destroyed after five (5) years. Those parts of plans for other buildings which may be useful for future periodic inspections shall be kept.

Sec. 2.5-7. - Building permits generally.

(a) Permit required. No person shall begin the erection, construction, alteration or repair, demolition or movement of any building or structure in the village, or begin the clearing or excavating of the site of any proposed building or structure, or construct or maintain any driveway in or across any public walk, parkway or curb, without first having applied for and obtained a permit in writing to do so from the village. All permits will be signed by the building official or duly appointed assistant. Building permit fees are required to be paid in full at the time of permit issuance. A plan review fee of \$200.00 will be required when the application is submitted. The plan review fee will be applied towards to the permit fee.

(b) Work without permit; fees. Where the erection, construction, alteration or repair, demolition or movement of any building or structure in the village or the clearing or excavating of the site of any proposed building or structure or the construction of any driveway in or across any public walk, parkway or curb has been started prior to the issuance of a permit, the permit fee for such work shall be twice the normal permit fee.

(c) Application form. An application for a permit shall be submitted in such form as the building inspector may prescribe. Such application shall contain the full names and addresses of the applicant and of the property owner, and if the owner is a corporate body, of its responsible officer. In addition, said application shall be executed by the property owner or his duly authorized agent. The application shall also describe briefly the proposed work and shall give

such additional information as may be required by the building inspector for an intelligent understanding of the work proposed.

(d) Plot required. Plot plan shall be required for permits involving new construction, building additions or external modifications which may change existing structural setbacks from property lines.

(1) Legal description of property and zoning classification:

- a. Lot number.
- b. Real estate tax index number.
- c. Block or unit number.
- d. Name of subdivision or section of village.
- e. Copy of certified plat of survey by licensed surveyor.
- f. Property lines shall be identified on site by markers on lot corners.
- g. Address.

(2) Dimensioned drawings.

(3) Location of work:

a. Plot plan of property including:

1. Property outline.
2. Existing building location if any.
3. New construction location.

b. New construction, enlargement, or alteration.

1. Outside dimensions.
2. Two (2) copies of general floor plan and ceiling heights.

(4) Description of work:

- a. General description.
- b. Estimated valuation.

(5) Names, addresses and telephone numbers:

- a. Owner.
- b. General contractor.
- c. Excavator, sewer and water service contractors.
- d. Electrical and plumbing contractors.

(e) Proof of compliance. Permits shall not be issued until satisfactory proof has been submitted that an adequate and approved water supply and sewerage facilities are available; that surface and roof drainage will not damage adjoining properties; that, to maintain the public

safety because of the activity on an adjacent to the property, public pedestrian walks and curbs are provided on a satisfactory all weather roadway.

(f) Construction plans. In all construction work for which a permit is required, the permit application shall be accompanied by plans and/or drawings in sufficient detail to determine, upon their review, compliance with all aspects of village codes. Such plans shall be certified by a professional architect or engineer registered in the state for all dwellings larger than two thousand (2,000) square feet, multifamily structures, commercial and industrial buildings. All plans shall be in the form of blue or black line prints drawn to scale. The approved permit and approved plans and drawings shall be kept on file at the construction site while work is in progress. The permit placard shall be posted in a manner so as to be visible from the street. A temporary construction sign shall be installed on all construction sites where a new building is being constructed and such temporary signs shall not exceed six (6) square feet in area, or five (5) feet in height. The sign shall display the construction company name and telephone number, and the site address and lot number with at least four and one half (4 ½”) inch letters and numbers. In addition, the sign shall also display the Building Permit.

(g) Alteration of plans or changes in contractors. It shall be unlawful to erase, alter or modify any lines, figures or coloring contained upon drawings or plans approved by the village, or filed with the village for reference. If, during the progress of the execution of such work, it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawing, notice of such intention to alter or deviate shall be given to the village and an amended plan showing such alteration or deviation shall be submitted and approved before such alteration or deviation shall be made. The building official should also be notified of any changes in contracts.

(h) Action on application. Examination of permit applications and plans will be made within a reasonable time after a complete application is filed. If, after examination, the village finds no objections to the same and it appears that the proposed work will be in compliance with the laws and ordinances applicable thereto, and the proposed construction or work will be safe, such application shall be approved and a permit for the proposed work issued as soon as practicable. If examination reveals otherwise, the application shall be rejected and the applicant notified of this action.

(i) Revocation of permit. The building official may revoke a permit issued in any case where there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

(j) Approval of permit in part. Nothing in this code shall be construed as to prevent the village from issuing a permit for the construction of part of a building or structure before the entire plans and detailed statements of said building or structure have been submitted or approved, provided adequate information and detailed statements have been submitted for the same and have been found to comply with this code.

(k) Permit for moving building or structure. Before a building or structure may be moved, the owner or agent shall notify all utilities having service connections within the building or structure such as water, electric, gas, sewer and any other connections. A permit for moving a building or structure shall not be issued until a release is obtained from the utilities concerned

stating that their respective connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

- (l) Commencement notice to be given. The village shall be given at least twenty-four (24) hour notice of the starting of work under a permit.
- (m) Payment of fees. A permit shall not be issued until all required fees have been paid.
- (n) Compliance with chapter. The permit shall be a license to proceed with the work and shall not be construed as authority to violate any of the provisions of this code, except as stipulated by such modification or variation as specifically approved by the village.
- (o) Compliance with permit. All work shall conform to the approved application and plans for which the permit has been issued and any approved amendment thereto.
- (p) Extension and expiration of building permit. All permits shall be valid for twelve (12) months from the date of issuance. The work must begin within six (6) months of the date of issuance of the permit.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work, or complete work under that permit when he is unable to commence work, or complete work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once, except upon review and approval by the Village Manager for an additional 180 days. An extension fee of \$60.00 will incur due at the time of approval. In order to renew a permit after expiration, the permittee shall pay one-half the original permit fee.

- (q) Compliance with current construction requirements and procedures as distributed and agreed to as terms of the approved permit is required.

Sec. 2.5-7.1. - Demolition.

- (a) Definitions. [The following words, terms and phrases, when used in this subsection, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Alternative analysis. Process in which the applicant and the historic preservation commission analyze whether there is any alternative that is economically feasible to a proposed demolition. This process could include an alternative plan prepared with the professional assistance of an architect, planner or landscape architect.

Architectural significance. Embodying the distinctive characteristics of a type, period style or method of construction or use of indigenous construction, or representation the work of an important builder, designer, architect, or craftsman who has contributed to the development of the community, county, state, or nation.

Demolition. The demolition or removal of fifty (50) percent or more of any elevation or floor area of any building or structure.

Demolition activity. Any activity related to actual demolition or razing of any building or structure.

Historic significance. Having character, interest or value as part of the development, heritage, or culture of the community, county, state or nation; as the location of an important local, county, state or national event; or through identification with a person who has made important contributions to the development of the community, county, state, or nation.

Structural integrity. A professional study completed by a licensed structural engineer or licensed architect relating to the major building components; a measure of quality of construction and the ability of the structure to function as designed or required; the quality or state of being complete or undivided.

Surveys. Professional study conducted with the involvement of the historic preservation committee that identifies historical and architecturally significant structures within the village and Will/Kendall County. Architecturally significant structures may be from any period, including recent construction.

(b) Demolition permit application.

- (1) The planning director may direct the building department to issue a demolition permit if any of the following conditions apply:
 - a. If fifty (50) percent or more of the floor area of the existing building or structure is damaged or destroyed by collapse, explosion, fire, lightning, or other cause or Act of God.
 - b. If through consultation with the historic preservation chairman, it is determined the property is not identified as a potential landmark or contributing structure as identified in the Village of Plainfield's Urban Historical Survey or fifty (50) years in age.

(c) Permit application.

- (1) Any applicant shall submit the attached permit application along with a concept plan or site plan for any replacement structure on the subject site if applicable.
- (2) The applicant shall schedule a pre-application meeting with the planning department prior to submitting a demolition permit application.

(d) Preliminary review.

- (1) Unless the property is identified as a local landmark or part of a historic district, within thirty (30) days after the filing of a completed application the village

planner shall schedule a public hearing to be held before the historic preservation commission.

- (2) A minimum of fifteen (15) days prior to the scheduled public hearing, the planning department shall post a public notice sign on the subject property stating that a public hearing on a proposed demolition has been scheduled before the historic preservation commission with the date, time and location of the hearing.
 - (3) Prior to the scheduled public hearing, staff shall prepare a staff report with any applicable survey forms, historic photographs and any historical research that may be available on the subject property.
- (e) Public hearing. Public hearings on demolitions shall be heard before the Plainfield Historic Preservation Commission and the historic preservation commission shall serve as a recommending body to the Plainfield Village Board.
- (1) Following the public hearing the historic preservation commission shall enter a finding of fact whether the subject property incorporates sufficient historic or architectural significance to warrant a ninety-day delay to allow the village and the applicant to complete an "alternative analysis."
 - (2) The historic preservation commission prior to recommending any delay in the proposed demolition along with the required "alternative analysis" shall be required to find a minimum of one (1) of the following findings of facts:
 - a. The village's urban or rural survey shall identify the property as a potential landmark or contributing structure and there is sufficient architectural significance to warrant a delay in the demolition.
 - b. The property has been listed on the National Register of Historic Places.
 - c. The property has been listed on the Illinois Historic Structure Survey or alternatively the Will County or Kendall County Historic Surveys.
 - d. The property has been determined to be eligible on the National Register of Historic Places.
 - e. Listed as a significant historic place or a contributing structure based on a historical survey or historical tract search.
 - (3) At the conclusion of the public hearing, the historic preservation commission shall make a recommendation to the village board that a ninety-day delay of the proposed demolition should be issued to afford the opportunity by the HPC and the applicant to complete an "alternative use analysis". If the historic preservation commission concurs with the requested demolition, a demolition permit shall be issued by the Village of Plainfield's Building Department within the ten (10) days of the public hearing.

(f) Village board determination. If the historic preservation commission makes a recommendation for a ninety-day delay and "alternative analysis", the matter shall be scheduled for a village board meeting within seven (7) days after the HPC's public hearing. The village board shall have to the sole discretion to follow the recommendation of the historic preservation commission and approve a three-month delay or approve the demolition permit as requested. If a demolition is approved by the village board, the Plainfield Building Department shall issue the permit within ten (10) days of the village board meeting.

(g) Demolition permits. All demolition permits shall be valid for a period not to exceed one (1) year from the date that the Plainfield Building Department issues the permit and shall not be renewable. If the proposed plan changes, demolition permits shall not be transferable from the original applicant. However, if the same proposed plan is still being proposed, demolition permits shall be transferrable. Failure to proceed with the required demolition during the one (1) year grace period shall require the applicant to proceed with a new application which will be reviewed and approved by the village board.

Prior to proceeding with a demolition, the applicant shall comply with the following conditions:

(1) The applicant shall post proof of a certificate of liability insurance in the amount of five hundred thousand dollars (\$500,000.00) and surety bond in the amount of twenty thousand dollars (\$20,000.00) prior to the demolition.

(2) The applicant shall post a demolition sign with the minimum dimensions of four (4) feet by four (4) feet in front of the property visible from the nearest right-of-way stating that the property has been approved for a demolition and the date of the scheduled demolition.

(3) Prior to a demolition a six-foot security fence shall be installed around the demolition site securing the site prior and during the demolition of the structure.

(4) That the applicant shall either remove or fill in any existing foundation of a demolished structure within seven (7) days after the principle demolition work has been completed.

(5) That the applicant shall be responsible for removing all debris from the subject site within seven (7) days from the date of the principle demolition work has been completed and is responsible for grading and sodding any site once all the debris has been removed from the site.

(h) Demolitions without required permits. Any owner who proceeds with a demolition in the Village of Plainfield without a demolition permit shall be subject to a penalty of seven hundred fifty dollars (\$750.00) per offense or day that the applicant fails to comply with the village's demolition ordinance.

Sec. 2.5-8. - Permit and inspection fees.

The permit fees applicable to all development, building or construction within the village shall be those fees and charges as set forth by resolution adopted by the president and board of trustees of the village (see article XII).

Sec. 2.5-9. - Inspections.

(a) Preliminary inspection. Before issuing a permit, the building inspector may examine or cause to be examined all buildings, structures and sites for which an application has been filed for a permit to construct, enlarge, alter, repair, remove or demolish.

(b) Required inspections.

- (1) Inspections required under the provisions of this code shall be made by duly appointed agents of the village. If an inspection has been scheduled and, in the option of the inspector, after arrival on the inspection site, the job is not ready or has not progressed to a point where an inspection can be made properly or access is not possible to perform the inspection, a re-inspection fee may be charged.
- (2) The owner or contractor is required to contact the village a minimum twenty-four (24) hours in advance, if time is available, to schedule the following inspections:
 - a. Footing: Before concrete is poured and after footing excavation has been completed and access drive and culvert is installed. Forms must be in place and re-bar installed.
 - b. Foundation walls: Must meet requirements as permitted, forms in place and re-bar installed.
 - c. Backfill: Before backfilling and after footing drain tile and gravel has been placed and walls have been damp proofed and waterproofed.
 - d. Under slab: Before any concrete floor slabs are poured and after insulation and vapor barriers are installed and underground plumbing and underground electric approval.
 - e. Under slab plumbing and underground electric: After under slab plumbing/ underground electric is installed and before concrete floor slabs are poured. Backfill inspection must be approved.
 - f. House wrap: Before any siding or brick veneer is applied and after the framing is completed. Water proof and flashing must be installed.
 - g. Framing: Before any insulation, vapor barrier or wall finish is applied and after the framing is completed. Fire-blocking and draft-stopping, completed rough plumbing, rough electric and rough HVAC are required at this time.

- h. Plumbing: Before any insulation, vapor barriers or wall finish is applied and after the rough plumbing is completed.
- i. Electrical: Before any insulation, vapor barriers or wall finish is applied and after the rough electric is completed.
- j. Electrical service: At the time the electrical service is to be energized or reenergized. Panel must have proper clearance.
- k. Insulation: Before any interior wall finish is applied and after insulation and vapor barriers are completed. All rough inspections must be approved.
- l. Septic systems: Before any backfilling and after the septic tank and seepage system has been installed. Approval from Will/Kendall County is required.
- m. Sewer connection: Before any backfill and after house sewer has been tapped into sanitary sewer.
- n. Water connection: Before backfill and after installation of service pipe on the house side of the curb cock.
- o. Final inspection: After all work is completed and building is approved for issuance of certificate of occupancy.

(c) Obstruction of inspection. No work shall be done which will cover or obstruct from view construction work scheduled for inspection which is not yet approved by the village.

(d) Approval. As each state or item of construction is approved, the approval shall be recorded by the inspector on the building permit card, and on his office records, thereby authorizing the continuation of the work.

(e) Approved inspection agencies. The village may accept reports of approved inspection agencies.

(f) Inspection reports. All inspection reports shall be in writing and shall be certified by the approved inspection agency or its authorized agent when expert inspection services are accepted. An identifying label or stamp permanently affixed to the product indicating that factory inspection has been made shall be accepted in lieu of the aforesaid inspection report in writing if the intent or meaning of such identifying label or stamp is properly substantiated.

(g) Final inspection. Upon completion of the building or structure, and before issuance of the certificate of use and occupancy, final inspections shall be made. All violations of the approved plan and permit shall be noted and the holder of the permit notified of the discrepancies.

(h) Right of entry. In the discharge of duties, the village inspectors or their 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. Access to all levels and floors shall be via the use of ladders, stairways, and/or elevators as supplied by the contractor for all construction sites as necessary.

Sec. 2.5-10. - Stop work orders.

(a) Authority. The village shall have the power to order all work stopped including construction, installation, alteration or repair of buildings and structures, and parts and appurtenances thereof, regulated by this code, in the village when such work is being done in violation of any provision relating thereto, or in violation of the zoning provisions of the village of when such work is being performed in an unsafe and dangerous manner. Work shall not be resumed after the issuance of such an order except on the written permission of the village; provided, that if the stop work order is an oral one, it shall be followed by a written stop work order within twenty-four (24) hours. Such written stop work order may be served by the village administrator, village planner, building official, community development director or appointed person and any police officer.

(b) When a stop work order is issued a fifty dollar (\$50.00) fine is applied. There shall be an additional fifty dollars (\$50.00) fee to have the stop work order removed.

(c) 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 condition, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than seven hundred fifty dollars (\$750.00).

Sec. 2.5-11. - Occupancy permits.

Permits will be granted upon final inspection and approval of the water and sewer department and the street department.

Sec. 2.5-12. - Emergency measures.

(a) Vacating structures. When, in the opinion of the village, there is actual and immediate danger of failure or collapse of a building or structure or any part thereof, which would endanger life or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The building official shall cause to be posted at each entrance to such building a notice reading as follows:

"This structure is unsafe and its use or occupancy has been prohibited by the Building Official of the Village of Plainfield."

It shall be unlawful for any person to enter such building or structure except for the purpose of making the required repairs or demolishing the same.

(b) Temporary safeguards. When, in the opinion of the building official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof, which

would endanger life, the building official shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe.

(c) Hazardous building or construction condition. A building or structure or part or appurtenance thereof or a construction condition found to be hazardous to life, limb or health, upon order of the building official or enacting authority, shall be corrected, repaired, replaced, vacated, demolished, or removed and the premises or work restored to or put in a safe condition within a reasonable period of time, as may be appropriate in each case, when such a finding has been made in writing, written notice of the findings and order has been given the owner or his agent or the contractor, and except in emergencies, a hearing on the order has been held before the plan commission.

(d) Closing streets. When necessary for the public safety, the village may temporarily close sidewalks, streets, buildings and structures, and places adjacent to such unsafe structures and prohibits the same from being used.

Sec. 2.5-13. - Hours for construction work.

(a) Generally. It shall be unlawful to engage in or conduct any activity in the construction of any building or structure, or the laying of any pavement, including but not limited to, the making of an excavation, clearing of surface lane, and loading or unloading material, equipment or supplies, anywhere in the village except between the hours of 7:00 a.m. and 7:30 p.m. on weekdays, other than Saturday, and except between the hours of 7:00 a.m. and 5:30 p.m. on Saturday.

(b) Sunday work, permit required. It shall be unlawful to engage in any such work or activity on a Sunday unless a permit for such Sunday work has first been issued. Application for such permits shall be made in writing to the village and shall state the name of the applicant and his business address, the location of the proposed work, and the reason for seeking a permit to do such work on Sunday, as well as the estimated time of the proposed operations. No such special permit shall be issued excepting where the public welfare will be enhanced by such issuance or will be harmed by failure to perform the work at the time indicated. Nothing in this section shall be construed to prevent any work necessary to prevent injury to persons or property at any time.

Sec. 2.5-14. - Rules adopted by reference.

The published books or pamphlets described and referred to in this code and the regulations and standards contained therein or in the described portions thereof, modified in some cases as noted herein, are hereby adopted by reference and made a part of this code. In the event of a conflict between this code or any part thereof and such regulations and standards adopted by reference, the provisions of this code shall govern and prevail.

Sec. 2.5-15. - Occupancy, compliance certificates and temporary occupancy.

(a) No structure or addition thereto, constructed, moved, remodeled, or reconstructed after the effective date of this article shall be occupied or used for any purpose, and no land vacant on the effective date of this article shall first have been issued by the

building official certifying that the proposed use or occupancy complies with all the provisions of this article. No occupancy certificate for a structure or addition thereto constructed, moved, remodeled, or reconstructed after the effective date of this article shall be issued until such work has been inspected by the building official and determined to be in full and complete compliance with the building official and determined to be in full and complete compliance with the plans and specifications upon which the issuance of the building permit was based. No occupancy certificate for a new use of any structure of land shall be issued until the premises have been inspected by the building official and determined to be in full and complete compliance with all the applicable regulations for the zoning district in which it is located. Pending the issuance of a permanent occupancy certificate, a temporary occupancy certificate may be issued to be valid for a period not to exceed six (6) months from its date pending the completion of any addition or during partial occupancy of the premises. An extension for a definite period of time can be obtained from the building official. An occupancy certificate shall be issued, or written notice shall be given to the applicant stating the reasons why a certificate cannot be issued, within two (2) days after the receipt of an application therefore.

- (b) There shall be an automatic five hundred dollars (\$500.00) fine per day if the structure is occupied prior to receiving a temporary occupancy permit or an occupancy permit. In addition, the contractor's registration will be terminated without refund at the discretion of the Building Official.
- (c) During winter when the weather conditions cause extended delays, a temporary occupancy permit may be issued with only the following items left to be completed.
 - (1) Final Grading of lot.
 - (2) Final grading survey plan.
 - (3) Exterior concrete flatwork.
 - (4) Parkway tree/landscape.

The temporary occupancy can be for a period of between thirty (30) days and six (6) months at the discretion of the building official.

Sec. 2.5-16. - Office of the building official.

The office of the building official is hereby created. During temporary absence, for whatever reason, of the building official, the deputy building official or designated appointee shall act as building official. It shall be the duty of the building official to:

- (1) Receive and process applications for building permits.
- (2) Conduct all inspections required under the provisions of this article and issue such necessary inspection reports including a final inspection report signed by the home or business owner.
- (3) Receive and process for occupancy and compliance certificates upon the completion of a structure or when there is a change in the use of a structure.
- (4) Administer the building code.
- (5) Make investigations, when the public interest so requires, in connection with matters referred to in this article, particularly with regard to purported violations and render written reports to the village officials.
- (6) Issue orders as may be necessary from time to time to enforce compliance with this ordinance and other applicable laws, to remove illegal or unsafe conditions, to secure

necessary safeguards during construction and to require such other actions to be taken as deemed necessary to accomplish the purpose of this article.

- (7) Maintain permanent and current records required by this article, including, but not limited to, applications for permits, permits issued, occupancy certificates issued, inspections made, reports rendered, and of orders issued.

Sec. 2.5-17. - Liability.

The building official or any employee of the village charged with the enforcement of this article, acting in good faith and without malice for the village in the discharge of duties, shall not thereby render themselves liable personally and are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of the duties specified herein. Any suit brought against the building inspector or any employee because of such act or omission performed in the enforcement of any provisions of this article shall be defended by the legal representatives of the village until final determination of the proceedings.

Sec. 2.5-18 – Surveys

A. Plat of Survey: All development plans, layouts and plats of survey shall conform to approved Final Engineering Plans for the subdivision in which it is located. Two (2) copies of the Plat of Surveys shall be submitted with the application for building and use permit for each new residence, commercial or industrial building. This survey shall be known as the "Permit Survey" and shall include the following information:

1. Legal Description of Property.
2. Address of Property.
3. All property lines and total property dimensions.
4. Building location, including setback dimensions to each property line (front-each side-rear -closest part of the structure and all corners.).
5. Driveway and apron including width and finished material, which shall consist of asphalt, concrete or brick pavers.
6. Public walk(s), 5'-0" wide, and 1'-0" off lot lines unless otherwise approved on the final subdivision plan including accessible ramps at corner lots.
7. Service walk(s). 3'-0" minimum width for front service walk(s).
8. Decks or patios, including size.
9. Top of foundation and grade elevations at each outside building corner. Provide a minimum of four (4) grade elevations. Garage finished floor and basement finished floor elevations.
10. Grade elevations at property lines and flow arrows.
11. Top of street curb grade elevation at center line of property.
12. Castings, including "B"-Box, manholes and storm sewers.
13. Top of foundation for each adjacent lot.
14. Public utility and drainage easements.
15. North arrows and scale or drawings.
16. Bench marks.

17. Flood prone areas - provide the 100 year flood plain elevation (F.P.E.), contour line indicating 100-year flood plain boundary (If applicable), top of foundation and basement floor elevation.
18. Fax copies shall not be accepted.

B. *Top of Foundation Spot Survey:* After a foundation is poured and all forms are removed, submit one (1) original spot surveys to the Building Department, prior to scheduling a backfill inspection. An Illinois professional land surveyor shall seal, sign, and date all Spot Surveys. A tolerance of four (4) inches plus or two (2) inches minus shall be allowed on the foundation elevation. If the Top of Foundation is greater than two (2) inches below the elevation indicated on the approved permit plat, the foundation shall be raised accordingly.

C. *Appeal of Foundation Elevation:* If a situation arises whereby the contractor is unable to build to the approved permit plan, the contractor must submit a revised Grading Plan, indicating sufficient information to allow positive site drainage. The plan shall be certified and signed by a registered professional engineer and state that this plan meets or exceeds all requirements as set forth by the Village. Costs associated with Village Engineer Review shall be borne by the applicant.

D. *Final Grading Survey:* Prior to receiving a final occupancy permit and after final lot grading is completed; submit two (2) original copies of the final grading plat to the Building Department for review. The final grading plat provides an "as built" drawing of grading contours, drainage flow and all improvements on site. The final grading plat shall include the following information: All items listed under the section entitled "Plat of Survey", plus all existing final grade elevations. A tolerance of two (2) inches plus or minus on the final yard grading may be allowed, provided positive drainage is maintained. An Illinois registered professional engineer or professional land surveyor shall certify final that final grading, complies with all grade elevations from the Approved Subdivision or Development Engineering Plans, complies with Village Flood Plain Ordinance if applicable, and maintains positive drainage flow routes according to requirements set forth by the Village. Plat shall note elevations of property corners, and points 10 feet outside of each property line at each corner. The midpoint of each lot line between corners, any structure elevations other than the building (e.g., grade at utility structures, patios, etc....) and any control elevations shown on the overall grading plan for the development. Final grade elevations shall provide allowances for sod, topsoil or seed addition to final grade. Final survey shall include certification that lot grading meets the intent of overall grading plan for the subdivision or development. This requirement may be waived for sites on which no overall subdivisions or development grading plan has been approved.

E. *Driveway and Apron Construction:* All residential, commercial and industrial sites shall be served by vehicular driveways and aprons constructed of bituminous, Portland cement, bricks, paver blocks, or other hard, dust free surface as approved by the Village.

F. *Landscape Requirements:* All yard areas not covered by driveways and sidewalks shall have four (4) inches of top soil fine graded in such a manner suitable to support grass lawns and maintain proper drainage patterns in accordance with paragraph D above.

G. *Violations and penalties:* Any person, firm, or corporation, or agents, employees, tenant, or contractor of such who violate, disobey, omit, neglect, or refuse to comply with or who

resist the enforcement of any provision of this article shall be guilty of a violation of this article and shall, upon conviction, be fined not less than fifty dollars (\$50.00), not more than seven hundred fifty dollars (\$750.00) for each offense. Nothing herein contained shall be construed to prevent the Village of Plainfield from taking such other lawful action as is necessary or appropriate to prevent or remedy any violation. All fines received are to be deposited in the general corporate fund. Each day a violation occurs or continues shall constitute a separate offense.

Sections 2.5-19—2.5-20. - Reserved.

ARTICLE II. – BUILDING CODE

DIVISION 1 - INTERNATIONAL BUILDING CODE

Sec. 2.5-21. - Adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the 2015 International Building Code prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this code and now are on file in the office of the village clerk.

Sec. 2.5-22. - Amendments.

The following additions, insertions, deletions and changes are hereby made to the ICC Building Code:

Section 101.1 Title.

Amend by deleting the word and punctuation marks, "(Name of Jurisdiction)" and in place thereof inserting the words "The Village of Plainfield."

Section 101.1.4.3 Plumbing

Delete the International Plumbing Code and insert Illinois Plumbing Code (77 Illinois Administration Code 890) published by the Illinois Department of Health

Section 102.2 Other Laws. Add:

The Village of Plainfield zoning ordinance shall prevail concerning zoning regulations, signs, performance standards, accessory uses, and other matters covered by that ordinance.

Section 110 Certificate of Occupancy

Add the following section:

There will be a 24 hour grace period between passing the final inspection and the issuance of the certificate of occupancy. The contractor shall schedule the final inspection with a minimum 24 hour notice.

Section 112 Service Utilities. Abandonment of Wells.

Add new section:

If there is a well on the property which is to be abandoned, it must be capped and sealed in accordance with the rules and regulations published by the Illinois Department of Mines and Minerals. In addition, said well shall be sealed under the supervision of the Will/Kendall County Health Department.

Section 113 Board of Appeals.

Delete this section in its entirety and add the following:

The Village Board of the Village of Plainfield shall act as the appeals board. Also, reference the 2006 Property Maintenance Code, section 111.

Section 116. Unsafe Structures and Equipment

Add the following:

See article X of this code for additional requirements.

Section 301.2 General

Add the following:

The Village of Plainfield zoning ordinance shall prevail concerning zoning regulations, sign, performance standards, accessory uses, and other matters covered by that ordinance.

Section 406.3.4.1 Separations.

Delete in its entirety and insert the following:

Private garages, located beneath rooms in residential buildings shall have walls, partitions, floors, ceilings, and structural steel members separating the garage space from the adjacent interior spaces constructed to a minimum one-hour fire resistance rating. All bearing and non-bearing walls under the garage shall have a one hour fire rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of five-eighths-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than four (4) inches above the garage floor.

Delete Chapter 11 and insert the Illinois Accessibility Code 5/97 Edition.

Section 1805.1.1 Footings and Foundations.

Add the following section:

All footings and walls to be poured in place concrete. Alternative methods are to be approved by the Building Official.

Section 1805.4.2 Foundation drain.

Add the following sentence to the end of this section:

All foundation drains shall incorporate the use of a minimum four-inch perforated tile.

Section 2111.14.1 Factory-built fireplaces.

Add the following new section:

Hearth extensions for approved factory-built fireplaces shall extend not less than sixteen (16) inches in front of and at least eight (8) inches beyond each side of the fireplace opening.

Chapter 27 and 26 Electrical and Mechanical:

Add the following new section:

All components: i.e. boxes, conduit, wire ways, luminaries, ductwork, equipment, ceiling grid or other items shall not be supported from the roof deck or the bottom cord of the bar joist, unless the licensed design professional of record specifically designed the structure to support the load of the additional equipment and noted so on the applicable building plan sheets.

Section 3303 Demolition. Underground storage facilities.

Add new section: 3303.8

All underground storage facilities that are to be abandoned shall be excavated and removed from the site with such excavating to be completely filled and restored to original grade.

Section 3303 Notice to local authorities.

Add new section: 3303.9

A description and location of the building to be demolished, along with the proposed time and date of the demolition, must be submitted to building inspector as well as to the appropriate fire protection district for approval and comply with EPA requirements.

1. Contractor to notify all utilities Com Ed @ 800-334-7661, NI Gas @ 800-942-6100, Ameritech @ 800-244-4444, Comcast Cable @ 815-886-7650, Plainfield water/sewer @ 815-436-3577, Plainfield Street Department @ 815-439-2823.
2. A permit shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators have been removed or sealed and plugged in a safe manner.
3. Notify the Will County Historical Preservation Commission @ 815-838-5080, EPA @ 800-972-3170 Plainfield Fire District @ 815-436-5335 and add Section 2.5-7.
4. Lot regulation: whenever a structure is demolished or removed the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot.

Secs. 2.5-25—2.5-34. - Reserved.

DIVISION 2. - INTERNATIONAL RESIDENTIAL CODE

Sec. 2.5-35. - Adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the 2015 International Residential Code, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this code and now are on file in the office of the village clerk.

The following additions, insertions, deletions and changes are hereby made to the ~~2006~~ 2015 International Residential Code.

Section: R 101.1 Insert the Village of Plainfield.

Section: R105.2 Delete in its entirety.

Table R301.2 (1)

The following information shall be inserted into the table.

Ground snow Load	25
Wind Speed	115
Seismic Design Category	B
Weathering	severe
Frost Depth	42"
Termite	moderate to heavy
Decay	slight to moderate
Winter Design Temp	-10
Ice shield-underlayment	required
Air freezing index	1700
Mean Annual Temp	50

Section R302 Fire Resistant Construction

Amended the addition of the following:

Fiberglass mat gypsum sheathing or other approved mold prohibitive materials is required for use at the required locations of fire separation walls.

Section R309 Add the following:

Garage Gas Curbs-A four (4) inch minimum height gas curb shall be provided at each wall common with the attached garage and residence. A foundation wall may be utilized as a gas curb only if four (4) inches of foundation exposed above the garage floor slab at each common wall.

R309.5 Fire Sprinklers. Delete this section in its entirety.

Section R311.7.8 Handrails. Add the following:

All handrails must be located on the same side of stairway, in order to prevent switching hand continuity within adjacent stairs.

Section R313 Automatic Fire Sprinkler Systems . Delete this section in its entirety.

Section R 401.1 Delete section and replace with the following:

The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2 (1) shall meet the provisions of Section R322. All columns supported by concrete to be structural steel or approved material by the building official.

Section R 403.1.1 Add the following:

All footings shall be a minimum of 10 inches high by 20 inches wide, poured in place concrete.

Section R404 Post holes Add the following.

Post holes shall have a minimum diameter of 10 inches; have a minimum depth of 3 feet 6 inches below the finished grade and 2 inches above grade.

Section R404 Foundation Walls Add the following:

All foundation walls for frame construction shall have a minimum thickness of 8 inches thick including two # 4 continuous top and bottom reinforcing bars plus corner bars. Foundation walls used for frame construction with masonry veneer shall have a minimum thickness of 10 inches. All footings and walls to be poured in place concrete. All rebar must be tied in place.

Section R506 Concrete Floors (on ground) Add the following:

Basement floor slabs shall be a minimum of 4 inches thick over one layer of 6 Mil Vapor Barrier (lapped at a 12 inches minimum at all joints) and placed on a minimum 4 inch minimum granular fill.

Garage floor slabs shall be a minimum of 4 inches thick with welded wire fabric (Fiber mesh mat be utilized when the Building Department is notified) over a minimum of 4 inches thick gravel base. The slab shall slope towards the overhead door a minimum of 2 inches.

Crawl space slabs shall be a minimum of 2 inches thick over one layer of 6 Mil Vapor Barrier (lapped at a twelve inches minimum at all joints) and placed on a minimum 4 inch minimum granular fill.

Patio slabs shall be a minimum of 4 inches thick with welded wire fabric (Fiber mesh mat be utilized when the Building Department is notified) over a minimum of 4 inches thick gravel base. The slab shall slope away from the building. Slopes shall be no greater than ¼ inch per foot.

Porches and stoops shall be a minimum of 4 inches thick with welded wire fabric (Fiber mesh may be utilized when the Building Department is notified) over a minimum of 4 inches thick gravel base. They shall slope away from the building.

Driveways shall be a minimum 5 inches thick welded wire fabric (Fiber mesh may be utilized when the Building Department is notified) placed on a 4 inch minimum well compacted gravel base. Driveway slopes shall be between 2% and 8% unless approved by the Building Official.

Driveway aprons shall be a minimum of 6 inches thick with welded wire fabric (Fiber mesh may be utilized when the Building Department is notified) placed on a 6 inch minimum well compacted base.

Walks

Public walks are required and shall consist of:

- a. 2× 5 form board no 2× 4 forms allowed.
- b. Width shall be as per the requirements of the Village Subdivision Control Ordinance.
- c. 5 inch thick concrete on a 4 inch thick compacted CA-10 or CA-6 gravel fill.
- d. 6 inch thick concrete on a 4 inch thick compacted CA-10 or CA-6 gravel fill at driveways with welded wire fabric (Fiber mesh may be utilized when the Building Department is notified).
- e. 5 feet on center construction joints.
- f. ½ inch thick expansion joint 30 feet on center.
- g. Slope ¼ inch per foot toward curb.
- h. Location 1 foot from front property line or approved by the Building Official.
- i. Wire fabric required through driveway fabric from structure to street curb (Fiber mesh may be utilized when the Building Department is notified).
- j. Driveway apron 6 inch thick with welded wire fabric Fiber mesh may be utilized when the Building Department is notified).
- k. Accessibility ramps required at corner lot locations and key areas determined by the village engineer or building official.

Service walks a minimum 4 inches thick over a minimum of 4 inches minimum compacted gravel fill. All sloping walks shall be no greater than ¼ inch per foot.

General.

- a. All debris shall be removed in all areas of concrete placement.
- b. Frost shall be completely removed. No concrete shall be poured when frost is present in the area of placement.
- c. All water shall be removed from the area of concrete placement.
- d. Welded wire fabric shall be lapped a minimum of one mesh or 5 6 inches and be wired together to avoid displacement.
- e. Garage excavation shall be back filled 100% with stone.

Section R601.1 is hereby amended as follows:

All framing other than engineered floor and roof trusses, will be constructed with 16 inches on center and this provision shall pre-empt any provision in Chapter 6 that may be interpreted as inconsistent with this requirement.

Exterior Decks

Ledger boards must be thru bolted with ½” diameter bolts minimum with maximum staggered spacing 24”. Decks over 6’ high from grade will require 6”X6” post to support the deck from piers.

Section R502.7.1 Bridging

Joist that are a nominal 2 inches by 8 inches shall be supported laterally by solid blocking, diagonal bridging, or a continuous 2-inch-by-4-inch nailed across the bottom of the joist perpendicular to the joist at intervals not exceeding 8 feet.

Draft stop sheathing is required to be installed between tub and shower enclosures and exterior walls.

Section R703 is hereby amended by the addition of the following:

Any exterior of a residence shall require the installation of one-half inch wood sheathing throughout the entire exterior.

Chapter 11: Energy Conservation Delete in its entirety: Adopt the current edition as per the State of Illinois International Energy Conservation Code is hereby adopted with State of Illinois amendments.

Section R1004 Factory-built fireplaces.

Add the following new section:

Hearth extensions for approved factory-built fireplaces shall extend not less than sixteen (16) inches in front of and at least eight (8) inches beyond each side of the fireplace opening.

Fireplace chases on exterior walls to be insulated and sheathed with minimum ½” drywall up to fire block/ firestop.

Section N1103 Is amended by the addition of the following:

Chapters 25, 26, 27, 28, 29, 30, 31, 32, and 33, shall be deleted. See Article III of this ordinance for plumbing code requirements.

Chapter 30 shall be deleted. See Article III of this ordinance for the private sewage disposal requirements.

Chapters 34, 35, 36,37,38,39, 40 and 41 shall be deleted. See Article V of this ordinance for the electric code requirements.

Sec. 2.5-36 – Sec 2.5.37 - Reserved

DIVISION 3. - INTERNATIONAL ENERGY CONSERVATION CODE

Sec. 2.5-38. - Adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the International Energy Conservation Code current edition as per the State of Illinois, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this code and now are on file in the office of the village Clerk.

The current edition as per the State of Illinois International Energy Conservation Code is hereby adopted with State of Illinois amendments.

Section: R 101.1 Insert the Village of Plainfield.

Secs. 2.5-39—2.5-40. - Reserved.

ARTICLE III. - PLUMBING CODE

Sec. 2.5-41. - Code adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the Illinois Plumbing Code (77 Illinois Administration Code 890) published by the Illinois Department of Health, together with the additions, insertions, deletions and changes hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this code and now are on file in the office of the village clerk.

The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings shall comply with the requirements of this article and accepted engineering practices as defined in the Illinois Plumbing Code, edition.

Sec. 2.5-42. - Amendments.

The following additions, insertions, deletions and changes are hereby made to the Illinois Plumbing Code:

1. All new water services or replacements shall be a minimum of 1 inch type K copper with flair joints from Buffalo Boxes to flare full port shut off valves. Water service pipe greater than three (3) inches in diameter shall be ductile iron water main and fittings and shall be buried to a depth of not less than five (5) feet below grade from the "B" box to the riser for water meter attachment. Water distribution piping inside buildings shall be type "K" (soft) copper when underground, and Type "L" (hard drawn) copper when above ground with sweat fittings. No type "M" copper shall be allowed for potable water piping. Valves are required on each side of the water meter. A full port gate or ball valve shall be used. A drain down valve shall also be installed after the water meter and before the second shut off valve.
2. Storm water drainage systems. The drainage system conveying storm water from roofs, paved areas and courts and subsoil from or adjacent to buildings, shall be connected to the storm sewer, if available, or other approved disposal device in accordance with the village water department requirements, whichever regulations are applicable. Storm water from roofs of private dwellings or accessory structures with or without gutters or downspouts may be spilled or discharged on the ground, provided structural, public health or other nuisance hazards are not created thereby. Subsoil drains on the same lot shall be connected to the storm sewer drainage system of the building within the lot lines.
3. Overhead sewers. All structures with any floor including basement floors below grade at foundation are required to have an overhead sewer. The sanitary sewer lateral (extending from the sewer main into the lower level of the building) shall be placed through the foundation wall a minimum of forty-two (42) inches above the basement floor in structures with full depth (eight (8) feet or greater) basements. In structures with lower levels which are partially below grade but not a full depth basement (less than eight (8) feet), the sanitary sewer lateral shall be placed through the foundation above the footing at a height approved by the village plumbing inspector. All

plumbing fixtures below grade shall drain to an ejector pit with pump. This pit shall have a tight seal cover. A pump with an outlet of no less than two (2) inches shall be required for pumps serving toilets, lavatories, bathtubs, showers, kitchens and other uses as determined by the plumbing inspector. The ejector pit shall be sized in accordance with the number of units draining into the ejector pit.

4. Sewer and water services and lines for town-homes and single family homes must be separate and are not allowed to pass through or under another property.
5. All grease interceptors for restaurants, where applicable, shall be installed outside and made of non-porous materials.
6. Pursuant to 17 Ill. Adm. Code 3730.307 (c) 4) and subject to the Illinois Plumbing Code (77 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill. Adm. Code 892), be it hereby ordained that in the Village of Plainfield all new plumbing fixtures and irrigation controllers installed after the effective date of this ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program), when such labeled fixtures are available.”

Sections 2.5-43—2.5-60. - Reserved.

ARTICLE IV - PRIVATE SEWAGE DISPOSAL CODE

Cross reference— Privy vaults and cesspools, Secs. 3-56 et seq.; licenses and business regulations, Ch. 4; utilities generally, Ch. 8; superintendent of water and sewer department, Section 8-26 et seq.

Sec. 2.5-61. - Adopted.

- (a) There is hereby adopted by reference as if fully set out herein that certain code known as the Illinois Private Sewage Disposal Code/1986, prepared and published by the Illinois Department of Public Health. At least three (3) copies of this code have been on file for a period of more than thirty (30) days prior to the adoption of this code and now are on file in the office of the village clerk.

- (b) This code shall govern the construction, installation, alteration and repair of private septic tanks, private sink drains, private grease traps or private sewerage disposal systems in the village and it shall be unlawful for any person to construct, install, alter or repair, or cause to be constructed, installed, altered or repaired any private septic tanks, private sink drains, private grease traps or private sewage disposal systems, the applicant shall show evidence that he has obtained all necessary permits as required by the Illinois Department of Public Health, Will / Kendall County Health Department and all other governmental agencies exercising jurisdiction over the improvement.

Secs. 2.5-62—2.5-80. - Reserved.

ARTICLE V. - ELECTRICAL CODE

Sec. 2.5-81. - Code adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the 2014 National Electrical Code (NEC) prepared and published by the National Fire Protection Association and approved by the American National Standards Institute, together with the additions, insertions, deletions and changes hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this code and now are on file in the office of the village clerk.

Sec. 2.5-82. - Amendments.

The following additions, insertions, deletions and changes are hereby made to the National Electrical Code:

(1) Any reference in the code to the "authority having jurisdiction" shall mean the Village of Plainfield.

(2) **Section 210-8(A) (5).** Unfinished basements - Add to this section the following subsection. Ground fault Circuit Interrupter Protection will not be required for ejector pumps, sump pumps and furnaces.

(3) **Section 210-8(A) (6).** Kitchens- Add to this section the following subsection. Ground fault Circuit Interrupter Protection will not be required for refrigerators. Refrigerators must be on separate circuit.

(4) **Section 210-12(A).** Dwelling Units - Delete the following subsection and add the following:

Arc-Fault Circuit-Interrupter Protection

(A) Dwelling Units. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit bedrooms.

(5) **Section 230-1.** Add to this section the following subsection:

Every single-family unit exceeding twelve hundred (1,200) square feet erected subsequent to the date of the adoption of this code shall utilize a minimum two hundred-ampere service.

Every single-family unit exceeding four thousand (4000) square feet erected subsequent to the date of the adoption of this code shall utilize a minimum four hundred-ampere service.

If two (2) separate 200 ampere panels are utilized to form a 400 ampere service, a separate sized grounding electrode conductor is required from each panel to the street side of the incoming metal water service. A jumper conductor between each

panel forming a single grounding electrode conductor is prohibited. The downsizing of the service entrance neutral conductor is prohibited.

(6) **Section 250.92** Add the following subsection:

(g) No electrical installation in the Village of Plainfield shall rely on ground rod or rods as means of grounding when a water utility system connection exists on the property.

(7) **Section 310-2(b)** labeled "Conductor materials." Delete this subsection and insert the sentence:

All Conductors in this article shall be of copper only. Aluminum conductors are prohibited.

(8) **Section 398.12** labeled "Uses permitted." Delete this section, and as a substitute, insert the following sentence: Open wiring on insulators shall be prohibited within the Village of Plainfield.

(9) **Section 394** labeled "Uses permitted." Delete this section in its entirety and insert the following sentence:

Concealed knob and tube wiring shall be prohibited in the Village of Plainfield.

(10) **Section 362.12** labeled "Use not permitted." Add the following subsection:

(9) In concrete slabs.

(11) Delete **Article 334** entitled "Nonmetallic sheathed cable" in its entirety.

(12) **Section 340.10** labeled "Use permitted." Delete subsection (4) in its entirety.

(13) Where new commercial construction or alteration of commercial work involves electrical work of any type, the construction plans shall include a complete wiring plan that contains the following information:

- a. Number and location of outlets.
- b. Size of wire and conduit.
- c. Number of circuits and their ampere rating.
- d. Location of all panel boards and cabinets.
- e. Location of major appliances.
- f. Size of existing service.
- g. Location of all panel boards and cabinets.
- h. Electrically heated homes shall have the location and wattage of all heating equipment and the corresponding circuits.
- i. Sizes of all motors and power consuming equipment and their ratings.
- j. Specifications and locations for all exit and emergency lights.

(14) Delete **Section 406.12 (A)** Tamper-Resistant Receptacles in Dwelling Units

(15) All new electric services in the village shall be underground, where available, unless otherwise approved by the village.

(16) An approved nonferrous metal tag shall be attached to the ground electrode clamp giving warning against its removal.

(17) Nonmetallic-sheathed cable (Romex) shall not be permitted in the village.

(18) All rooms with multiple entrances or exits which are more than six (6) feet apart shall utilize three-way or four-way switches unless an alternate arrangement is approved by the electrical inspector. Wall switches shall be readily accessible per building officials discretion.

(19) All commercial hand circuit wiring shall be minimum #12 gauge wire.

(20) Wire must be pulled prior to rough inspection in all residential applications. Commercial applications are optional.

(21) Service panels or sub-panels must have 10% free space.

(22) Break lock outs for exit and emergency light circuit's required.

Exception: Emergency lights on lighting and night light circuits.

(23) Emergency lights required in all restrooms. (Commercial)

(24) Low voltage wiring (fire alarm/phone/sound) need box and stub-up piped raceway to ceiling. (Commercial)

(25) Heat detectors in attached garages shall be interconnected by hardwire to Smoke detectors and CO detectors.

(26) During the time of remodeling or new build outs all old or non-functional electrical equipment shall be removed per the direction of the Building Official.

(27) During the time of electrical service upgrade the requirements for smoke detector and CO detector shall be encompassed in the scope of work.

(28) Service conductors supplying a building or other structure shall not pass through the interior or under another building or structure.

Sec. 2.5-83. - Permits required.

(a) Issuance permits for work performed under this code shall be issued only to "electrical contractors" or "owners" of single- and two-family residences. Electrical contractors shall furnish the electrical inspector with authentic proof of their current electrical contractors' registration and a copy of such registration shall remain on file in the inspection department of the village.

Sec. 2.5-84. - Adoption of electrical supply company "information and requirements" for the supply of electric service.

The rules and regulations regarding the installation, alteration and use of electrical equipment as last adopted by the electrical supply company now supplying the village, and as last published and filed with the Illinois Commerce Commission, a copy of the last mentioned rules and regulations being now on file in the office of the electrical inspector, and the provisions of said rules and regulations being hereby made a part of this article.

Sec. 2.5-85. - Service entrance capacity and equipment required.

(a) Single and duplex family dwellings.

(1) The minimum service capacity approved for each dwelling shall be a three-wire grounded neutral, two hundred-ampere service, or two hundred-ampere split buss, with minimum twenty-branch circuit panel for each dwelling unit. The neutral must be white. Each branch circuit used shall be properly (exclusive of electric heat) identified on each panel door. Service entrance conductors shall be continuous (without splice) from point of attachment, service head to meter fitting, and service disconnecting means.-Aluminum conductor connections shall be prohibited.-Minimum service capacity of one hundred-ampere shall be required for two-family dwelling units less than one thousand two hundred (1200) square feet.

(2) Where the disconnecting means is installed within a building and where conduit of service entrance is not covered by a suitable fireproofing material (such as a two-inch concrete covering) the disconnecting means shall be located within eight (8) feet of the point where such conduit enters the building.

(3) Rigid galvanized conduit (heavy-wall) or rigid aluminum conduit shall be used on all services from service head to inside disconnecting means. Rigid aluminum conduit threads shall be coated with an approved compound. Dissimilar metals shall not be used. Double locknuts with fiber or plastic bushing shall be used. Provide bonding bushings at all concentric openings greater than $\frac{3}{4}$ " in diameter. Revision of service shall conform to new service requirements.

(b) No aluminum conductors.

Sec. 2.5-86. - Overcurrent protection.

All circuit breakers shall be of the thermal magnetic type.

Sec. 2.5-87. - Branch circuits required.

A maximum of twelve (12) openings is allowed for each fifteen- or twenty- ampere circuit.

(d) Additional separate twenty-ampere circuits shall be installed as required to connect dishwasher and disposal equipment, etc. when such are proposed.

(e) Other circuits: Separate additional branch circuits shall be provided in dwelling occupancies as required for:

(1) Motors and controls on heating plants.

(2) Central system air conditioning motors and controls.

(3) Electric ranges, built-in range tops and ovens in multiple-family dwelling units will require the same service requirements of a single-family residence one hundred-ampere service.

(4) Window air conditioning units larger than one-half ($\frac{1}{2}$) ton (one-half ($\frac{1}{2}$) hp approximate).

(5) Electric space heaters, seven hundred fifty (750) watts and larger.

(6) Motors, 750 watts and larger

(7) Well, sump and ejector pumps.

(8) Refrigerators.

(9) Basement outlets (all convenience receptacles excluding dedicated single devices for sump pumps/ejector pumps/freezers).

Sec. 2.5-88. - Underground service.

The underground primary and secondary cable and the service cable are covered by General Order 160, the Illinois Commerce Commission and therefore are under their jurisdiction.

Sec. 2.5-89. - Conductors in raceways and conduit.

The number and size of wires installed in raceways shall not exceed that as shown in the appropriate tables of the National Electrical Code. The use of approved lubricants to facilitate pulling conductors into raceways is permissible. Conductors shall be continuous, without splices or taps, in raceways between outlets and junction points. All conductors contained within the same raceways or enclosures, shall be insulated for the maximum voltage of any conductor contained therein.

Sec. 2.5-90. - Raceways or conduits.

(a) New work. Electrical metallic tubing (emt), rigid metal conduit shall be used for residential, commercial and industrial use.

(b) Old work. One (1) or more concealed extensions, in more than a two-family dwelling shall be minimum one-half-inch electrical trade size raceway. In basements, exposed

extensions or additional outlets shall be in rigid conduit or electrical metallic tubing. Exposed flexible extensions from basement to upper floor shall not exceed eighteen (18) inches in length. New installations must comply with the applicable section, sections or parts of the village electrical code.

(c) Raceways in concrete or underground. All raceways installed in a concrete base or slab shall be rigid galvanized heavy wall conduit or approved floor duct. Any permanently exposed risers emerging from the concrete base or slab shall be rigid galvanized heavy wall or intermediate metal conduit. Rigid PVC conduit is allowed to be in contact with earth or fill under a minimum four (4) inches covering of concrete. Electrical metallic tubing shall not be used underground or underneath concrete bases or slabs in contact with the earth or fill.

(d) Raceway fittings. All raceway fittings, locknuts, bushings, couplings or connectors shall provide secure mechanical and electrical joints.

(e) Bushings. Where a raceway enters a box or other fitting, an insulating bushing should be used to protect the wires from abrasion, unless the design of the box or fitting is such as to afford equivalent protection. For electrical trade size one and one-quarter (1¼) inch or larger or for installations of more than one hundred fifty (150) volts to ground, insulating bushings shall be used or approved equal where raceways enter enclosures. Ungrounded conductors of No. 4 or larger shall conform to Article 373-6(b) of the National Electrical Code.

(f) Locknuts.

(1) Where threaded conduits or fittings enter boxes or enclosures, locknuts shall be used. Locknuts shall be made mechanically secure. For all raceways involving wiring systems of one hundred (100) volts or more to ground in rigid conduit, one (1) locknut interior to and one (1) locknut exterior to an enclosure shall be used.

(2) Running threads shall not be used.

(g) [PVC pipe.] Exposed PVC pipe is prohibited above grade or when not encased in concrete.

One (1) separate circuit for central heating equipment and a minimum of one (1) twenty-ampere circuit to serve one (1) grounding type duplex receptacle in each kitchen. Separate grounded circuits for existing washing machine, clothes dryer and deep freezer are recommended. Approved grounded cords and plug shall be installed on all major appliances not already so equipped.

Sec. 2.5-91. - Fixtures.

(a) Fixture wiring on or within fixtures shall be neatly arranged and not exposed. No conductor to be smaller than No. 18.

(b) Fixture wiring shall be done with an approved type wire where temperatures exceed sixty (60) degrees centigrade or one hundred forty (140) degrees Fahrenheit and as indicated on the Underwriters Label or equivalent attached to the fixture.

(c) Connections splices and taps. Fixtures shall be so installed that connections and splices may be inspected without requiring the disconnection of any part of the wiring.

(d) Two-hundred-seventy-seven-volt lighting. Controls for two-hundred-seventy-seven-volt lighting shall be in electric closet or above seven-foot elevation to prevent inadvertent contact shock hazard.

Sec. 2.5-92. - Signs and border lighting.

(a) All signs must bear the approval stamp of the Underwriters Laboratory or equivalent.

(b) Sign and border lighting shall be wired with No. 12 wire and maximum of one thousand five hundred (1,500) watts per circuit will be permitted. Sign and festoon lighting supply shall be taken only from such points on the wiring system that provide correct fusing.

(c) All outdoor electric signs shall be controlled by a safety switch installed on or near sign, accessible to persons in repair service.

(d) On all neon signs, the high voltage transformer and high voltage equipment shall be installed in approved metal boxes; all metal parts to be grounded to the conduit. Transformers shall be accessible for inspection.

(e) The wiring on all outdoor signs and billboards shall be installed in approved conduit for its intended use.

Sec. 2.5-93. - Motor and equipment controllers.

(a) On all motor installations where controllers or magnetic switches are used to start motors, such controllers shall be preceded by a disconnecting means of ample capacity.

(b) Motor and equipment controllers shall be located at the device.

(c) Controllers, starters, etc., may be remotely located or hidden from view when a disconnecting means is installed at the device.

Sec. 2.5-94. - Wiring in ducts, plenums, and other air-handling spaces.

Wiring shall be limited to those that are rated for installation in such spaces as required by the code.

Sections 2.5-95—2.5-120. - Reserved.

ARTICLE VI. - INTERNATIONAL FIRE CODE

Sec. 2.5-121. - Adopted.

Fire protection and prevention services in the village are provided by the Plainfield Fire Protection District and Oswego Fire District. The adopted codes of the district are the 2015 International Fire Code and the 2015 NFPA's Life Safety No. 101 Code. Current additional requirements or amendments to these codes should be obtained from the Plainfield Fire Protection District or Oswego Fire District.

Sec. 2.5-122. - Amendments.

The following additions, insertions and changes are hereby made to the 2015 International Fire Code.

Sec. 101.1 Any reference in the code to the "authority having jurisdiction" shall mean the Village of Plainfield.

Section 507.5.1 Replace with:

Hydrants in areas zoned for single or two family dwellings shall be spaced no more than 350 feet apart. Hydrants in areas zoned multi-family; commercial, industrial, or mixed occupancy shall be spaced no farther than 300 feet apart. Spacing shall be measured as normal roadway travel between hydrants on an adjacent, all weather, and public road. All hydrants shall be located within sixteen (16) feet of the paved portion of an all-weather public roadway with a minimum setback from curbs or edges of pavement. Variances may be required at the discretion of the Chief. No hydrant should be located closer than fifty (50) feet from any existing or anticipated exposing structure in commercial and manufacturing areas.

Sec. 507.5.1.2 Add as an additional section:

Additional fire hydrants shall be located within 75 to 100 feet of any Fire Department Connection (FDC).

Sec. 507.5.1.3 Add as an additional section:

Hydrants shall be of the type adopted by the Village of Plainfield as standard or an equal acceptable to the Plainfield Fire Protection District and the Village of Plainfield. Hydrants shall have two 2-½ inch hose connections and one 4-½ inch steamer connection. Hydrants shall be installed with the top of the hydrants no more than 4 feet above finished grade. The center of the lowest outlet shall be not less than 18 inches above finished grade.

Sec. 607.4 Add as an additional section:

Elevator cars are to accommodate the ambulance stretcher. In buildings two stories in height or more, at least one elevator shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of

Life). The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoist way doorframe. The inside hand rail shall be set at the maximum thirty-six (36) inch height allowed under ADA standards to better accommodate the stretcher. The cab size is to be a minimum 5' × 7' platform and minimum 2,500 lb. capacity with a 42" side slide door.

Section 903.2.1.1 Group A-1 Amend item number 1 to state:

An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-1 occupancies and intervening floors of a building where the *fire area* exceeds 2,000 square feet;

Section 903.2.1.2 Group A-2 Amend item number 1 to state:

An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-2 occupancies and intervening floors of a building where the *fire area* exceeds 2,000 square feet;

Section 903.2.1.3 Group A-3 Amend item number 1 to state:

An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-3 occupancies and intervening floors of a building where the fire area exceeds 2,000 square feet;

Section 903.2.1.4 Delete this section and insert the following:

An automatic sprinkler system shall be provided for Group A-4 occupancies where the fire area exceeds 2,000 square feet or the fire area is located on a floor other than the level of exit discharge.

Section 903.2.1.4 Group A-4 Amend item number 1 to state:

An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-4 occupancies and intervening floors of a building where the fire area exceeds 2,000 square feet;

Section 903.2.3 Group E. Amend item number 1 to state:

An *automatic sprinkler system* shall be provided throughout all Group E fire areas greater than 2,000 square feet in area;

Section 903.2.4 Group F-1 Amend item number 1 to state:

An *automatic sprinkler system* shall be provided throughout all buildings containing Group F-1 occupancy where the Group F-1 fire area exceeds 2,000 square feet;

Amend item number 3 to state:

Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 2,000 square feet.

Amend **Section 903.2.4.1** Woodworking operations to state:

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,000 square feet in area that generate finely divided combustible waste or use finely divided combustible materials.

Section 903.2.4.2 Group F-2 Add as an additional section

An automatic sprinkler system shall be provided in all Group F-2 occupancies where the fire area exceeds 2,000 square feet or the fire area is located more than three stories above grade.

Section 903.2.6 Group M. Amend item number 1 to state:

An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies where the Group M fire area exceeds 2,000 square feet.

Amend item number 3 to state:

The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 2,000 square feet.

Amend item number 4 to state:

A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Amend item number 1 to state:

An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where the Group S-1 fire area exceeds 2,000 square feet;

Amend item number 3 to state:

The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 2,000 square feet.

Amend item number 4 to state:

A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 2,000 square feet.

Amend item number 5 to state:

A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,000 square feet.

Section 903.2.9.1 Repair Garages Amend item number 1 to state:

Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 2,000 square feet.

Amend item number 2 to state:

Buildings not more than one story above grade plane, with a *fire area* containing a repair garage exceeding 2,000 square feet.

Amend item number 4 to state:

A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 2,000 square feet.

Section 903.2.10 Group S-2 Amend item number 1 to state:

Where the *fire area* of the enclosed parking garage exceeds 2,000 square feet.

Amend **Section 903.2.10.1** Commercial parking garages as follows:

An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 2,000 square feet.

Amend **Section 903.2.11.3** Buildings 55 feet or more in height.

Delete exceptions 1 and 2.

Section 903.3.1.2 NFPA 13R sprinkler systems Add additional Section 903.3.1.2.3

Sprinkler protection shall be provided for attics where the building is of Type V construction.

Sec. 903.3.7.1 Add this section:

The fire department connection must be a five-inch stortz with a 30-degree elbow. A fire hydrant needs to be located within 75 to 100 feet of the fire department connection.

Section 903.6 Where required in existing buildings and structures. Add additional **Section 903.6.1**

Existing buildings or structures that have more than 50% of the fire area remodeled/rehabbed, or have a change in use, shall provide fire protection and detection as outlined in sections 903 and 907. Remodeling conducted in stages or phases will be considered one overall project for the determination of 50%.

Sec. 906.1 Delete this section and insert the following:

Portable fire extinguishers shall be installed in the following locations:

1. In Group A, B, E, F, H, I, M R-1, R-2 and S occupancies.
2. On each floor of buildings or structures under construction in accordance with Section 1414.1.
3. Where required by the sections indicated in Table 906.1.
4. Special hazard areas, including but not limited to laboratories, computer rooms, and generator rooms where required by the Code Official.

Note: The minimum size ABC Dry Chemical fire extinguisher permitted shall be 2A10BC unless approved otherwise by the Code Official. All fire extinguishers shall have location signs and current services tags.

Section 907.2.1 Group A. Delete this section and insert the following:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group A occupancies.

Section 907.2.2 Group B. Delete this section and insert the following:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group B occupancies.

Section 907.2.3 Group E. Delete this section and all exceptions and insert the following:

An automatic and manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6, NFPA 72 and NFPA 70 shall be installed in all Group E occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Section 907.2.4 Group F. Delete this section and insert the following:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group F occupancies.

Section 907.2.4.1 Group S. Add this section

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group S occupancies.

Section 907.2.5 Group H. Delete this section and insert the following:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72

and NFPA 70 in all Group H occupancies and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63 respectively.

Section 907.2.7 Group M. Delete this section and insert the following:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group M occupancies.

Sec. 907.2.8 Group R-1. Delete this section and insert the following:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group R-1 occupancies.

Sec. 907.2.9 Group R-2. Delete this section and insert the following:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group R-2 occupancies.

Section 912 Fire Department Connections. Add additional Section 912.8:

The fire department connection must be a five-inch storz with a 30-degree elbow. A fire hydrant needs to be located within 75 to 100 feet of the fire department connection.

Secs. 2.5-123

Delete from the 2015 NFPA Life Safety No. 101 Codes

24.3.5* Extinguishment Requirements.

24.3.5.1 All new one- and two-family dwellings shall be protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.2

Secs. 2.5-124—2.5-130. - Reserved.

ARTICLE VII. - SWIMMING POOL REGULATIONS

Sec. 2.5-131. - Compliance required.

It shall be unlawful to construct, maintain, install or enlarge any swimming pool in the village except in compliance with all the provisions of the Code and the State of Illinois Plumbing Code.

Sec. 2.5-132. - Definition.

The term "swimming pool" is hereby defined as a receptacle for water, or an artificial pool of water having a depth at any point of more than two (2) feet intended for the purpose of immersion or partial immersion therein of human beings, and including all appurtenant equipment.

Sec. 2.5-133. - Permit required fees.

- (a) It shall be unlawful to precede with the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances thereto within the village unless permits therefore shall have first been obtained from the building inspector. A fee for a permit for the erection, alteration or construction of a permanent or temporary swimming pool shall be charged as otherwise provided for by this Code.
- (b) For the purpose of this section "nonpermanent private residential swimming pool" shall mean a swimming pool which is not intended to remain in place on a year-round basis.

Sec. 2.5-134. - Location.

All outdoor swimming pools and accessory equipment shall be separated from all structures on site a minimum of ten (10) feet and shall maintain a ten-foot minimum setback from side or rear lot lines. Distances shall be measured from the closest point at the water's edge to a structure or lot line. In all required setbacks, the ordinary projection of sills, bay windows, ornamental features and roof overhangs may extend a maximum of two (2) feet into the required setback. Swimming pools shall not be located in required front yard areas as specified in village ordinances.

Sec. 2.5-135. - Inspections.

The building inspector periodically shall inspect all swimming pools to determine whether or not the provisions of this code regarding health, sanitation and safety applicable thereto are being complied with pursuant to accepted practices.

Sec. 2.5-136. - Drawings, plans and permits.

- (a) All drawings and plans for construction, installation, enlargement or alteration of any swimming pool and appurtenances shall first be presented to the building inspector for examination and approval as to proper location and construction.
- (b) All plans and drawings shall be drawn to a scale of not less than one-eighth-inch to the foot, on paper or cloth, in ink, or by some process that will not fade or obliterate. All distances and dimensions shall be accurately figured and drawings made explicit and complete, showing the lot line, and including information pertaining to the pool, walk and fence construction, water supply system, drainage and water disposal system, and all appurtenances pertaining to the swimming pool. Detail plans and vertical elevations shall also be provided in accordance with the building code and subject to the building inspector's approval.
- (c) All private residential swimming pools, appurtenances, water supply and drainage systems shall be constructed in conformity with the approved plans.

Sec. 2.5-137. - Construction requirements.

- (a) **Materials:** Swimming pool walls and floor shall be constructed of any impervious material which will provide a tight tank with white or light colored finish and easily cleaned surfaces. The floor or bottom surface of the pool shall have a nonslip finish as smooth as possible. The side and end walls of a pool shall present a smooth finish and shall be vertical to a depth of at least six (6) feet or shall have a slope of curvature meeting one (1) of the following conditions:
 - (1) The pool wall may be vertical for thirty (30) inches from the water level, below which the wall may be curved to the bottom with a radius at any point equal to the distance between the depth at that point and thirty (30) inches.
 - (2) To a depth of six (6) feet except as in subsection (1) above, the wall's slope shall not be less than one (1) foot horizontal and six (6) feet vertical.
- (b) **Structural design.** Swimming pools shall be designed to withstand the water pressure from within and to resist the pressure of the earth when the pool is empty, to a pressure of twenty two hundred (2,200) pounds per square foot. The slope of the bottom of any part of a pool in which the water is less than five (5) feet in depth shall not be more than one (1) foot in each ten (10) feet. The maximum slope where water is five (5) feet or more in depth shall not exceed one (1) foot in two (2) feet.
- (c) **Walk areas:** Unobstructed walk areas not less than thirty-six (36) inches wide shall be provided to extend entirely around the pool. The walk area shall be constructed of impervious material, and the surfaces shall be of such composition as to be smooth and easily cleaned and of designed so as to prevent back drainage from entering the pool.
- (d) **Fences:** Swimming pools having sides which are four (4) feet or more above surrounding grade shall not be required to be fenced, provided that any ladder or other contrivance affording access to the edge of the pool shall be capable of being locked in position so as to deny access to the pool, and provided that such pool is equipped with a fence, rail or wall extending above the side of the pool to result in a barrier of no less than six (6) feet above grade. All pools having sides and other barriers less than six (6)

feet above grade, including all pools constructed in ground, shall be required to be completely enclosed by a fence no less than five (5) feet in height. The fence shall conform in all respects with the regulations contained in Title 9 [Chapter 9] of the village Code. A fence shall not be required for nonpermanent private residential swimming pools (portable pools) if the pool is equipped with a cover and locking device as approved the Plainfield Building Department.

- (e) **Steps or ladders:** Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one (1) such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip materials and be at least three (3) inches wide for their full length. Steps and ladders shall have handrails on both sides.

- (f) **Skimmers:** In every swimming pool, at least one (1) swimming device shall be provided for each eight hundred (800) square feet of surface area or fraction thereof. Skimmers shall be located at least thirty (30) feet apart. Handholds shall be provided and consist of a bull nosed coping not over two and one-half (2½) inches thick for the outer two (2) inches or an equivalent approved handhold. The handhold must be no more than nine (9) inches above the normal water line. Skimming devices shall be built into the pool wall, shall adequately remove floated oils and waste and shall meet the following general specifications:
 - (1) Each skimmer shall be designed for a flow through rate of at least thirty (30) gallons per minute and the total capacity of all skimmers of any pool shall be at least fifty (50) percent of the required filter flow of the recirculation system.
 - (2) They shall be automatically adjustable to variations in water level over a range of at least three (3) inches.
 - (3) An easily removable and cleanable basket or screen through which all overflow water must pass shall be provided to trap large solids.
 - (4) The skimmer shall be provided with a device to prevent airlock in the suction line. If an equalizer pipe is used, it shall provide an adequate amount of make-up water for pump suction should the water of the pool drop below their weir level. This pipe shall be at least two (2) inches in diameter and shall be located at least one (1) foot below the lowest overflow level of the skimmer.
 - (5) An equalizer line shall be provided with a valve that will remain tightly closed under normal operating conditions, but will automatically open at a differential of n or more than four (4) inches between the pool level and the level of the overflow tank.
 - (6) The overflow weir shall be of sufficient length to maintain a rate of flow of at least twenty (20) gallons per minute per lineal foot of the weir lip.

- (g) **Inlets:**
 - (1) Swimming pool water recirculation system inlet shall be located so as to produce so far as possible uniform circulation of water throughout the pool without the existence of dead spots and to carry pool bottom deposits to the outlets, and shall discharge at a minimum depth of ten (10) inches below the pool overflow level. A minimum of one (1) recirculation system inlet shall be provided for every six hundred fifteen (615) square feet of surface area of the pool.

- (2) Pools shall be equipped with suitable facilities for adding make-up water as needed. There shall be no physical connection between the water supply line and the pool system. If the make-up water is added directly to the pool, the outlet shall be at least six (6) inches above the upper rim of the pool. If the make-up water supply line discharges to a surge or balancing tank, the point of discharge shall be at least six (6) inches above the rim of the tank. If a hose connection from a sill sock or other plumbing fixtures is to be used for supplying make-up water, then an approved vacuum breaker shall be installed between the sill cock or control valve at the fixture and the hose connection. The vacuum breaker shall be installed at a height not less than seven (7) feet six (6) inches above the floor, platform or ground upon which a person would stand when operating the sill cock or control valve. Maximum size of the fill pipe to be two (2) inches.
- (3) The systems supplying recirculated water and make-up water to the pool shall be constructed in conformance with the provisions of this code regulating plumbing.

(h) **Outlets:**

- (1) In swimming pools, thirty (30) feet in width or less, water circulation system outlets shall be located so as to provide at least one (1) outlet at the deepest point in the pool. If the pool width is more than thirty (30) feet multiple outlets shall be provided and spaced not more than thirty (30) feet apart, nor closer than four (4) feet to any wall. All pool drain outlets shall be equipped with gratings having an area of openings not less than four (4) times the cross-sectional area of the outlet pipe. The gratings shall be of such design so they cannot be readily removable by bathers and will not injure bathers' fingers. One (1) outlet shall be provided for each one thousand (1,000) square feet of surface area.
- (2) Pools shall be equipped with facilities for completely emptying the pool and the discharge of the pool water to the sewer shall be at a rate not exceeding two hundred (200) gallons per minute. No direct connection shall be made to the sewer.
- (3) Water drained from the pool shall not be discharged to the sewer system during periods of rain or storms. At no time shall the rate of drain water discharge exceed a flow of two hundred (200) gallons per minute.

Sec. 2.5-138. - Recirculation pools.

All swimming pools shall be of the re-circulation type in which circulation of the water is maintained through the pool by pumps; the water drawn from the pool being clarified and disinfected before being returned to the pool.

Sec. 2.5-139. - Recirculation system and appurtenances.

- (a) The swimming pool's recirculation systems shall consist of pumping equipment, hair and lint catcher filters, together with the necessary pipe connections to the pool inlets and outlets, facilities and pipe connections necessary for backwashing filters and facilities and equipment for disinfecting the pool water.

- (b) Every swimming pool shall have a re-circulating system with an hourly capacity equal to the pool volume divided by ten (10).
- (c) The recirculation system pump shall have sufficient capacity to discharge the volume of water required for an eight (8) hour turnover of the pool against the maximum head in the re-circulating system.
- (d) The pump used for backwashing filters shall have sufficient capacity to provide a filter backwash rate of at least twelve (12) gallons per minute per square foot of filter areas.
- (e) A hair and lint catcher or strainer shall be installed on the suction side of the circulation pump to prevent hair, lint and other extraneous matter from reaching the pump and filters. Hair and lint catchers shall be so designed that they can be easily dismantled for the cleaning and inspection and shall be so located as to be easily accessible for cleaning. The design features shall be as follows: Water passes through the strainer from the outside; the strainer is made of non-corrosive material; the width or diameter of strainer openings is not more than one-eighth-inch; the area of the strainer openings shall be at least five (5) times the cross-sectional area of the inlet pipe to the strainer.
- (f) Re-circulating systems shall contain rapid pressure filters. Sufficient filter area shall be provided to filter the entire contents of the pool in eighteen (18) hours at the rate of not more than three (3) gallons per square foot of filter area per minute. The filter backwashing facilities shall be sufficient to backwash at a rate of twelve (12) gallons per minute per square foot of filter area. All backwash water and effluents shall be discharged to the sewer through an indirect connection. Pressure filters shall be equipped with readily accessible air relief valves, loss of head or pressure gauges on the inlet and outlet pipes, and an access head or hole large enough to permit inspection, maintenance and repair work. Sight glasses that can be easily removed for cleaning shall be provided in the effluent line from the filter units.
- (g) Equipment shall be provided for the disinfection of all pool water. Any disinfection method using materials other than chlorine compounds shall be subject to the approval of the building inspector. Disinfection equipment installed for the use of chlorine compounds shall have sufficient capacity to maintain a minimum free chlorine residual of five-tenths (0.5) parts per million. The disinfectant shall be introduced into the recirculation system ahead of the filters.
- (h) Gaseous chlorination systems shall not be made use of as a disinfection method for pool water.

Sec. 2.5-140. - Water supply.

No source of water other than that secured from the village waterworks distribution systems or from an individual's privately owned well shall be used to fill any swimming pool. Water sources other than the foregoing may be utilized only when approved in writing by the village building department.

Sec. 2.5-141. - Electrical requirements.

- (a) All electrical installations, provided for, installed and used in conjunction with private residential swimming pools shall be constructed in conformance with the provisions of this code governing electrical installations. All pool equipment must be on GFI protected circuits. Permanent pools are not allowed to use extension cords.

- (b) No current carrying electrical conductors shall cross private residential swimming pool, either overhead or underground. All underground current carrying conductors shall be a minimum of eighteen (18) feet from pools.
- (c) All metal fences, enclosures or railings near or adjacent to swimming pools, which might become electrically alive as a result of contact with broken overhead conductors of from any other cause, shall be effectively grounded.

Sec. 2.5-142. - Safety precautions.

Every swimming pool shall be equipped with one (1) or more throwing ring buoys not more than fifteen (15) inches in diameter and having a three-sixteenths-inch line at a length of no less than three (3) feet greater than the longest dimension of the pool, and one (1) or more light, but strong, poles with blunted ends being not less than twelve (12) feet in length, for making reach assists or rescues.

Secs. 2.5-143—2.5-160. - Reserved.

ARTICLE VIII. - MECHANICAL CODE & FUEL GAS CODE

Sec. 2.5-161. - Adopted.

There is hereby adopted be reference as if fully set out herein that certain code known as the 2015 International Mechanical Code and 2015 International Fuel Gas Code, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this chapter and now are on file in the office of the village clerk.

Sec. 2.5-162. - Amendments.

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

Section 101.1. Insert "Village of Plainfield, Will County, Illinois."

Sections 106.5.2 Delete the entire section and see the Village of Plainfield Fee schedule.

Sections 108.4 The fines shall be established by the Plainfield fee schedule.

Section 602.3 Stud cavity and joist space plenums. Delete the entire section

Section 603.5 Nonmetallic ducts. Delete Fibrous Glass Duct Construction.

Section 603.5.1 Gypsum ducts. Delete entirely.

Section 603.6.1.1 Duct length is hereby amended by the addition of the following:
Flexible air ducts shall be limited to six feet (6') in length.

Section 603.6.2.1 Connector length is hereby amended by the addition of the following:

Flexible air connectors shall be limited in length to six feet (6').

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

Section 101.1. Insert "Village of Plainfield, Will County, Illinois."

Sections 106.6 Delete the entire section and see the Village of Plainfield Fee schedule.

Sections 108.4 The fines shall be established by the Plainfield fee schedule.

Section 404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches.

Secs. 2.5-163—2.5-170. - Reserved.

ARTICLE IX. - PROPERTY MAINTENANCE CODE

Sec. 2.5-171. - Adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the 2015 International Property Maintenance Code, published by the International Code Council together with the additions, insertions, deletions and changed hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this chapter and now are on file in the office of the village clerk.

Sec. 2.5-172. - Amendments.

The following additions, insertions, deletions and changed are hereby made to the-2015 International Property Maintenance Code:

Section 101.1. Insert "Village of Plainfield, Will County, Illinois."

Section 602.3 Insert dates October 1 and May 1.

Section 602.4 Insert dates October 1 and May 1.

Chapter 5 Delete the International Plumbing Code and insert the Illinois Plumbing Code (77 Illinois Administration Code 890) published by the Illinois Department of Health

Secs. 2.5-173—2.5-200. - Reserved.

ARTICLE X. - DANGEROUS, UNSAFE, ABANDONED BUILDINGS

Sec. 2.5-201. - Definitions.

As used in this article.

Dangerous and unsafe building is hereby defined to mean and include:

- (1) Any building which is dangerous to the public health or safety because of its construction or condition, or which may cause or aid in the spread of disease or cause bodily injury to the occupant thereof or neighboring structures.
- (2) Any building which because of faulty construction, age, lack of proper repair or any other cause is especially liable to fire, and constitutes or creates a fire hazard.
- (3) Any building which by reason of faulty construction, age, lack of proper repair or any other cause is liable to cause injury or by collapse or by collapse of any part of such a structure.
- (4) Any building which because of its condition or because of lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants thereof.

Incomplete and abandoned building as used in this article is hereby defined to mean and include any building which, because of being left in an incomplete and abandoned condition:

- (1) Is dangerous to the public health or safety or which may cause or aid in the spread of disease or cause injury to the health of the occupants of neighboring structures.
- (2) Is liable to cause injury or damage by collapsing, or by a collapse or fall of any part of such structure.
- (3) Is especially liable to fire and constitutes a fire hazard.
- (4) Is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

Sec. 2.5-202. - Nuisance.

Any such dangerous and unsafe building or uncompleted and abandoned building in the village is hereby declared to be a nuisance.

Sec. 2.5-203. - Unlawful to maintain or permit.

It shall be unlawful to maintain or permit the existence of any dangerous and unsafe building or uncompleted and abandoned building in the village.

Sec. 2.5-204. - Duty of officers and employees.

- (a) **Notice: contents.** Whenever the building inspector, or any other officer or employee of the village shall be of the opinion that any building in the village is in a dangerous and unsafe condition or is an uncompleted and abandoned building, he shall file a written statement to this effect with the village clerk. Such statement shall consist of a sworn statement setting out:
- (1) A description of the real estate sufficient for identification thereof, including the street address thereof;
 - (2) The name of the owner or owners thereof and their respective addresses if known;
 - (3) The person or persons in whose name such real estate was last assessed for taxes and their respective addresses, if known;
 - (4) The occupant or occupants thereof; and
 - (5) The type and condition of the building and whether, in his opinion, it is dangerous and unsafe or uncompleted and abandoned.
- (b) **Delivery of notice.** Upon receipt of such notice the clerk shall cause a copy thereof to be delivered personally or sent by United States Mail to the president and each of the trustees of the village and shall also read such statement to the president and board of trustees at their first regular meeting held after the receipt of such notice.
- (c) **Notification of owner.** The president and board of trustees may make further investigation of the matters set forth in such statement and if they find that such building is either a dangerous or unsafe building or uncompleted and abandoned building, they shall, by motion duly made and carried, direct the clerk to give at least thirty (30) days' written notice thereof to the owner or owners thereof and to the person or persons in whose name such real estate was last assessed for general taxes and to the occupant or occupants thereof. Such notice shall contain:
- (1) A description of the real estate sufficient for identification thereof, including the street address;
 - (2) A brief statement as to the condition of such building;
 - (3) Whether the building is found to be dangerous and unsafe or uncompleted and abandoned;

[Such notice] shall also state that unless such building is put in a safe condition or demolished within thirty (30) days from the date of the mailing or service of such notice, that application will be made to the circuit court of the county and state for an order authorizing the demolition, repair or enclosure of such building; such notice shall be sent by United States Mail in a sealed envelope properly stamped and addressed to each of the persons to whom such notice is sent.

Where, upon diligent search, the identify or whereabouts of the owner or owners of such building cannot be ascertained, notice mailed to the person or persons in whose name such real estate was last addressed for general taxes shall constitute sufficient notice.

- (d) **Notification of building inspector.** The clerk shall also send or deliver a copy of such notice to the building inspector of the village notifying him of the day on which such notices were mailed as above provided.

Sec. 2.5-205. - Additional duty of building inspector.

At the expiration of the period of thirty (30) days after the mailing of the notices provided in section 2.5-204 the building inspector shall forthwith make an inspection of such building and give a written report of the then present condition of such building to the president and board of trustees of the village at their first regular meeting held after the date of such inspection. If the president and board of trustees, find that such building has not been put in a safe condition or demolished, they shall, by motion duly made and carried, direct and authorize the village attorney to make application to the circuit court of the county for an order authorizing the demolition, repair or enclosure of such building and take such further action as is authorized under the statutes of the state in such case made and provided.

Sec. 2.5-206. - Recovery of costs.

- (a) *Notice of lien.* It shall be the duty of the clerk of the village to file a notice of hen on such real estate in the office of the recorder of deeds of the county within sixty (60) days after costs and expenses are incurred by the village under the provisions of this article.
- (b) *Contents of notice.* Such notice shall consist of a sworn statement setting out:
 - (1) A description of the real estate sufficient for identification thereof;
 - (2) The amount of money representing the costs and expenses incurred or payable for service rendered in the repair, enclosure or demolition of such building in accordance with the order of such court; and
 - (3) The date or dates when the costs and expenses were incurred by the village.

Anything herein to the contrary notwithstanding, any person performing service in the repair, enclosure and demolition of any such building by authority of the village may file such notice in his or its own name.

- (c) ***Release of lien.*** Upon payment of the costs and expenses by the owner of or persons interested in the property, after notice of lien has been filed, the lien shall be released by the village or by the person or persons in whose names the lien has been filed.
- (d) If the costs and expenses are not paid, the lien may be enforced by proceedings to foreclose in accordance with the Statutes of the State of Illinois in such case made and provided.

Sec. 2.5-207. - Penalties.

Any person, firm, or corporation violating any provision of this ordinance, or permitting any dangerous and unsafe building or any uncompleted and abandoned building to remain in a dangerous condition, shall be fined not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00) for each offense; and a separate offense shall be deemed committed on each day during or on which the violation occurs or continues.

Secs. 2.5-208—2.5-220. - Reserved.

ARTICLE XII. - FEES

Sec. 2.5-501. - Permit fees.

The fee for permits issued for all building or construction within the corporate limits of the village shall be the fees and charges as set forth herein:

- (a) *All single-family and multifamily residential structures, including all basements, and attached garages (fees are not required for crawl space areas):*
A gross area fee of nine cents (\$0.09) per cubic foot.
- (b) *All other nonresidential buildings including, but not limited to, all commercial, industrial and office buildings:*
 - 1. First 100,000 cubic feet, per cubic foot\$0.04
100,001 up to and including 200,000 cubic feet, per cubic foot0.02
200,001 up to and including 500,000 cubic feet, per cubic foot0.01
500,001 and in excess, per cubic foot0.006
 - 2. All additions to previously existing industrial buildings: A building permit fee of four-tenths of one cent (\$0.004) per cubic foot.
 - 3. A fee of fifty (50) percent of the customary cubic content fee shall apply for alterations, conversions, remodeling, and structural repairs for all nonresidential uses. The minimum fee is two hundred dollars (\$200.00).
- (c) *All detached garages:* A building permit fee for gross area of three cents (\$0.03) per cubic foot. A minimum fee of \$75.00 plus electric inspection fee.
- (d) *All additions:* A building permit fee for gross area of three cents (\$0.03) per cubic foot. A minimum fee of \$150.00 plus electric and plumbing inspection fees, if applicable.
- (e) *All breezeways, screen porches, decks:* A building permit fee of twenty-five cents (\$0.25) per square foot. A minimum fee \$75.00 plus electric inspection fee, if applicable.
- (f) *All gazebo and pergolas:* A building permit fee \$50.00 plus electric inspection fee, if applicable.
- (g) *All alterations, conversions, remodeling, structural repairs, interior remodeling and fire remodels:* A set building permit fee of one hundred dollars (\$100.00) plus electric and plumbing inspection fees if applicable for all residential uses.
- (h) *Other alterations.* The following fees shall apply to all other alterations to property or structures, including but not limited to, tool sheds, garden houses, porches, dormers, and fences: Forty dollars (\$40.00) plus electric and plumbing inspection fees, if applicable.

- (i) *Electrical and plumbing inspections* shall be twenty-five dollars (\$25.00) for each residential inspection and all nonresidential inspections shall be thirty dollars (\$30.00) per inspection.
- (j) *Swimming pools:*
 - Above ground \$55.00
 - Below ground \$150.00
- (k) All Hot Tubs: A building permit fee \$45.00.
- (l) All lawn irrigation: A building permit fee \$45.00
- (m) All generators and miscellaneous electric: A building permit fee \$45.00
- (n) *Residential re-roofs, siding/soffit systems and antenna/satellite stations* \$40.00
- (o) *Driveways, Approaches, Public Walk, Sidewalk and Patios:* A building permit fee \$40.00
- (p) *Parking lots:* A permit fee of five-tenths of one cent (\$0.005) per square foot of paving, plus all engineering review costs (if any) incurred by the village.
- (q) *House moving:* Two hundred dollars (\$200.00). All alterations of said house will require a separate building permit.
- (r) *Demolition:* A permit as follows:
 1. Residential\$30.00
 2. Accessory building\$10.00
 3. Nonresidential buildings, per square foot0.01
- (s) *Elevators, escalators, dumbwaiters:* Permit fees shall be market price per third-party elevator inspection contractor approved by the Village of Plainfield.
- (t) *Occupancy permit fee:*
 - Temporary\$60.00
 - Final\$30.00
- (u) *Signs:* A building permit fee of one dollar (\$1.00) per square foot.
 1. A permit shall be required for all new wall signs, ground signs, projecting signs, subdivision signs, identification signs for multifamily developments, and gasoline station signs.
 2. The minimum fee for any sign permit shall be twenty-five dollars (\$25.00).

Sec. 2.5-502. - Re-inspection fee.

A fee of sixty dollars (\$60.00) for re-inspection at rough framing and final occupancy stages. A re-inspection fee of forty dollars (\$40.00) for all other inspections. Plumbing and Electric fees are based per inspection.

Sec. 2.5-503. - Plan review deposit.

A minimum plan review deposit for new construction and additions shall be required. Permits for alterations, conversions, remodeling, structural repairs, interior remodeling, fences, sheds, decks, breezeways, screen porches and gazebos shall not be required to provide a plan review deposit. The following nonrefundable deposit, which will be credited to the final building permit fee, but which will in all cases be the minimum fee, shall be paid at the time plans for the following types of construction are submitted for review:

(a) *Residential:*

Detached residential dwellings, per unit\$200.00

Attached residential dwellings, per unit100.00

Residential addition, per unit (in no event shall the plan review deposit exceed the cost of the permit)50.00

(b) *Commercial, industrial, institutional and miscellaneous:*

First 4,000 square feet (minimum fee)\$200.00

In the event an outside consultant is employed by the village for plan review services, the fee will equal the village's actual cost for services.

(c) *Preliminary plan review (pre-application).* Payment of the appropriate deposit shall be paid in advance of staff review. The permit application shall be credited to the prepaid deposit when an application is made.

(d) *Responsibility for costs.* The applicant shall be responsible for the actual costs incurred by the Village in cases where consultants are used to conduct building permit related construction plan reviews. The village reserves the right to hire a qualified consultant to perform plan review services for any building permit application. The applicant shall be informed of the reason for such decision and the estimated costs associated with the consultant services prior to conducting the plan review.

Sec. 2.5-505. - Foundation permit fee.

Foundation permits requested in advance of full permit issuance shall require the following fees:

(a) One- and two-family residential\$200.00

(b) Multifamily residential, commercial and industrial, per square foot0.02

Minimum fee \$200.00

Maximum fee \$500.00

Foundation permit fees shall be paid in addition to all other fees required for full building permit issuance.

ARTICLE XIII. – EXISTING BUILDING CODE

Sec. 2.5-506 - Adopted.

There is hereby adopted by reference as if fully set out herein that certain code known as the 2015 International Existing Building Code, published by the International Code Council together with the additions, insertions, deletions and changed hereinafter set forth, three (3) copies of which have been on file for a period of more than thirty (30) days prior to the adoption of this chapter and now are on file in the office of the village clerk.

Sec. 2.5-507 - Amendments.

The following additions, insertions, deletions and changed are hereby made to the 2015 International Existing Building Code:

Section 101.1. Insert "Village of Plainfield, Will County, Illinois."

Section: R105.2 Delete in its entirety.

Secs. 2.5-508 – 2.5-510. - Reserved.