

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2019-4

AN ORDINANCE AMENDING CHAPTER 153 BUILDING CODE
WITHIN THE VILLAGE OF MT. ZION, ILLINOIS

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2019-4, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on January 21, 2019.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 21st day of January, 2019.



Dawn Reynolds, Village Clerk



ORDINANCE NO. 2019- 4

**ORDINANCE AMENDING CHAPTER 153 BUILDING CODE
WITHIN THE VILLAGE OF MT. ZION, ILLINOIS**

WHEREAS, the Village of Mt. Zion acknowledges that the International Code Council is the most recognized tool in establishing minimum standards governing design, construction, alterations, enlargement, repair, demolition, removal and maintenance and use of buildings and structures; and

WHEREAS, the Village of Mt. Zion desires to adopt building codes and standards consistent with other government bodies and agencies within Macon County; and

WHEREAS, the Village of Mt. Zion desires to adopt the 2015 International Residential Building Code for One and Two Family Dwellings as a whole except the sections regarding Board of Appeals (R112) and Automatic Fire Sprinkler Systems (R313).

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: S153.01 Adoption of Codes shall be deleted and replaced to read as follows:

That certain documents, known as, the 2015 International Building Code; 2015 International Residential Code; 2015 International Mechanical Code; National Electrical Code, 2014 Edition of the National Fire Protection Association; 2015 International Property Maintenance Code; 2015 Fire Code; the Plumbing Code of the State of Illinois Department of Public Health and the 2015 Illinois Energy Conservation Code, be and are hereby adopted by reference as the applicable minimum standards covering construction of commercial, industrial and dwelling structures within the Village of Mt. Zion, Illinois, together with all the regulations, provisions and terms contained therein, except where superseded by State Law or Local Ordinances amending the Building Code.

The above does not negate any other statutorily authorized code or regulation administered by State agencies. This includes, but is not limited to, the Illinois Environmental Barriers Act, the Illinois Accessibility Code, and administrative rules adopted by the Office of the State Fire Marshall (including the NFPA Life Safety Code).

SECTION 2: S153.02 Code Changes Adopted shall be deleted and replaced to read as follows:

(A) Whenever in said Code the words, "name of the jurisdiction" or "jurisdiction" appear in brackets, said Code is modified by removal of said brackets and substitution of the

words "the Village of Mt. Zion, Illinois," in lieu of the words contained therein, and said Code shall be taken and construed as if such were expressly so set out therein.

(B) Whenever in said Building Code any of the other codes listed first in each of subsections (i) through (iv) hereof is mentioned, such code shall be deleted therefrom and the code listed immediately thereafter said subsection shall be substituted in lieu thereof, as indicated, and said Code shall be taken and construed as if such latter code were expressly so set out therein: (i) International Electric Code, to be replaced by the National Electrical Code, Edition of the National Fire Protection Association; (ii) International Plumbing Code, to be replaced by the Plumbing Code of the State of Illinois Department of Public Health; (iii) International Private Sewage Disposal Code, to be replaced by the Illinois Private Sewage Code; and, (iv) ICC A117.1 accessibility code, to be replaced by the Illinois Accessibility Code.

(C) Whenever in said Code reference is made to the code official such shall be taken to mean and shall be construed to refer to the Building Inspector or his designee as fully as if said designation was set out therein in lieu of such words and whenever reference is therein made to the department of building inspections or similar reference such shall be taken to mean and shall be construed to refer to the Building Inspections Department of the Mt. Zion Public Works Department as fully as if said designation was set out therein in lieu of such words.

(D) Whenever in said Code reference is made to the Board of Appeals such shall be taken to mean and shall be construed to refer to the Village Administrator.

(E) The following numbered Articles or sections of said Code are deleted therefrom and the provisions thereof are not adopted hereby:

Building Code Section No.

103
105.2 (item #2)
110.3.2
113

Residential Building Code Section No.

R103
R109.1.1
R309.5
R313
R314 (in lieu of 425 ILCS 60 Smoke Detector Act)
R315 (in lieu of 430 ILCS 135 Carbon Monoxide Alarm Detector Act)

Mechanical Code Section No.

103.1 - 103.3
106.5.2 - 106.5.3
108.4
109
603.5

Property Maintenance Code Section No.

103.1 through 103.3
103.5
104.2
104.6
106.2
106.3
110.2
110.3
110.4
111.2 through 111.8
112.1 through 112.4
302.4
704.2 through 704.2.1.4
704.2.4

(F) The following numbered sections in said Code are hereby modified and amended as herein indicated:

(a) All Appendices shall likewise be deleted with the exception of Appendix G, "Flood Resistant Construction";

(b) Where terminology in the body of the Code reads "by the fire code official" change to read "by the code official".

SECTION 3: S153.03 Fees Adopted shall be deleted and replaced to read as follows:

(A) Those parts of the code designated in Section 153.01 as being adopted by reference by this chapter which provides for inspection fees, permit fees, fines and penalties for violations of code provisions, connection and installation fees, and fines for unlawful continuance of work, shall be superseded by village ordinances adopted from time to time which provide for said inspection fees, permit fees, fines and penalties for violations of code provisions, connection and installation fees, and fines and unlawful continuance of work.

(B) Commercial construction:

- (1) Structural: \$0.15 per square foot a minimum fee of \$100.00
- (2) Plumbing: \$150.00
- (3) Mechanical: \$60.00
- (4) Electrical: \$120.00

Minimum covers three inspections. There will be an additional charge of \$30.00 per each additional required inspection to be determined by the building inspection department.

(C) Residential, including room additions/garages (detached and attached) and

accessory uses (includes basements, garages, decks, porches and other accessory structures):

- (1) Structural: \$0.15 per square foot with a minimum of \$100.00
- (2) Plumbing: \$150.00 minimum
- (3) Mechanical: \$60.00 minimum
- (4) Electrical: \$120.00 minimum

Minimum covers three inspections. There will be an additional charge of \$30.00 per each additional required inspection to be determined by the building inspection department.

(D) Other fees:

- (1) Deck: \$100.00 minimum
- (2) Pool (in ground): \$100.00 minimum
- (3) Sign permit: \$100.00 minimum (Temporary Signs \$40.00)

Minimum covers two inspections (rough and final). There will be a charge of \$30.00 per each additional required inspection to be determined by the building inspection department.

(E) Refunds: All permits and permit fees are non-refundable and are nontransferable.

(F) Disapproval of any final inspection will result in a \$40.00 re-inspection fee. Any and all finals will be disapproved if occupancy has occurred. This determination will be made by the Village's Building Inspection Department.

SECTION 3: S153.10 Permits and Inspections shall be deleted and replaced to read as follows:

(A) It is the responsibility of the permit holder to schedule all necessary inspections with the Village's Building Inspection Department.

(B) After all the necessary inspections have been made and the construction meets the desired standards, the Village building inspector shall instruct the Village Clerk to issue a certificate of occupancy which will be mailed to the contractor or owner.

(C) In addition to obtaining building permits for new construction, permits must also be obtained for the repair or remodeling of buildings. A permit will also be required to be obtained for the demolition of structures.

(D) The building inspector shall also have the authority to issue a notice for dangerous and unsafe buildings. In addition, the building inspector shall have the authority to issue "stop orders" when building construction methods do not comply with the adopted building code(s).

(E) If the inspection fails or the inspector does not have access for a proper inspection, a notice of such will be posted. The Village Clerk will be notified of the structure, type of

inspection, and reason for not approving the structure. A notice shall be sent noting an additional \$40 inspection fee to be paid before reinspection.

(F) The party receiving the Building Permit must initiate construction within ninety (90) days of the issuance of the Building Permit. The correct construction must be completed, and a final certificate of occupancy must be issued within 18 months of the issuance of the Building Permit. If the party receiving the Building Permit fails to comply with these time limitations, the Building Permit is revoked; the party receiving the Building Permit is in violation of this Ordinance.

(G) Should any work for which a permit is required be commenced or be done before such permit is issued and obtained, the required permit may nonetheless be issued for such and subsequent work; however, the amount of the required fee as provided herein for all work, both that commenced before and that proposed to be done after said permit is issued, shall be double that otherwise so provided, and issuance of such permit shall not, and shall not be, and shall not be construed to be, an excuse from, or waiver of, or defense to or absolution from any penalty, liability or action otherwise provided for in said Code or this Chapter but shall be cumulative of and in addition thereto.

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 21st DAY OF JANUARY, 2019.

FRITZSCHE	<u>YEA</u>	JOHNSON	<u>ABSENT</u>
SCALES	<u>YEA</u>	KERNAN	<u>YEA</u>
MOSE	<u>ABSENT</u>	RITCHIE	<u>YEA</u>

Reynolds
Village Clerk

APPROVED:

Max Wells
Village President

ATTEST:

Reynolds
Village Clerk