

CHAPTER 150: BUILDING REGULATIONS

Sections

- 150.01 Title
- 150.02 Purpose
- 150.03 Definitions
- 150.04 Applicability; exemptions; more restrictive regulations
- 150.05 Non-conforming structure; structures existing on date of adoption of chapter, structures moved into Village
- 150.06 Building Official; duties and powers
- 150.07 Board of appeals
- 150.08 Contractor registration and insurance
- 150.09 Building permits
- 150.10 General construction standards and conditions
- 150.11 Construction standards and conditions; demolition permits
- 150.12 Public safety
- 150.13 Inspections
- 150.14 Certificates of occupancy
- 150.15 Elevators
- 150.16 Grading and drainage regulations
- 150.17 Erosion and sedimentation control
- 150.18 Hours for construction work
- 150.19 Stop work orders
- 150.20 Violations
- 150.21 Codes adopted by reference; conflicts
- 150.22 International Building Code
- 150.23 International Residential Code
- 150.24 International Property Maintenance Code
- 150.25 International Existing Building Code
- 150.26 International Mechanical Code
- 150.27 International Fuel Gas Code
- 150.28 International Fire Code
- 150.29 International Swimming Pool and Spa Code
- 150.30 NFPA 70 National Electrical Code
- 150.31 International Performance Code for Buildings
- 150.32 Illinois Energy Conservation Code
- 150.33 NFPA 101 Life Safety Code (Illinois Life Safety Code)
- 150.34 Illinois Plumbing Code
- 150.35 Illinois Accessibility Code
- 150.99 Building permit fees; fee schedule

§ 150.01 TITLE.

This chapter will be known as the Building Code of the Village of La Grange.

§ 150.02 PURPOSE.

The purpose of this chapter is to promote the safety, health, and public welfare through structural strength and stability, adequate 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 structures. This chapter sets forth requirements which are considered reasonable and are held in every instance to be the minimum standards necessary to promote public health, safety, and the general welfare.

§ 150.03 DEFINITIONS.

Unless, otherwise expressly stated, the following words and phrases as used in this chapter have the following meanings. Any word not defined in this chapter will have the meaning given in any applicable Village code or ordinance or, if none, the ordinarily accepted meanings such as the context implies.

ALTERATION. A change in size, shape, character or use.

BUILDING. See definition in Section 16-102 of the Zoning Code.

BUILDING, EXISTING. A building erected prior to August 1, 2021, or a building for which a building permit was issued prior to August 1, 2021.

BUILDING HEIGHT. See definition in Section 16-102 of the Zoning Code.

BUILDING OFFICIAL. The La Grange Community Development Director or any other person or persons designated by the La Grange Community Development Director. The Building Official may be a Village employee or an outside consultant.

BUILDING PERMIT. A permit issued by the Village for construction, erection, renovation, or other alteration of a structure or land.

CODE OFFICIAL. Building Official.

CONTRACTOR. Any person, partnership, corporation, or other business entity engaged in the business of constructing, altering, repairing, demolishing, or otherwise altering buildings, structures, utilities, site improvements, topography, or similar undertaking. Contractor classifications are based on the work they perform and the contractual relationships established as follows:

- (1) "General contractor" means a contractor that employs or manages the work of one or more independent contractors. A general contractor also may be a developer, builder, construction manager, or property owner.
- (2) "Public utility contractor" means a contractor undertaking public improvement work in public right-of-way under agreements and licenses with the Village.
- (3) "Subcontractor" means any contractor working under a contract agreement with a general contractor.

DIRECTOR. The Community Development Director.

DRAFT STOPPING. Building materials installed to prevent the movement of air, smoke, flames, and gases to other areas of a building through large concealed passages such as attic spaces and floor assemblies with suspended ceilings or open web trusses.

ELEVATOR. A hoisting and lowering mechanism equipped with a car or platform that is pulled or pushed by mechanical means for the transportation of individuals or freight in a substantially vertical direction through successive floors or levels of a building.

EROSION. The wearing away of the land surface by the action of wind, water, gravity, or similar means.

EXISTING GRADE. See definition in Section 16-102 of the Zoning Code.

FINAL GRADE. The vertical location of the ground or pavement surface after grading work is completed in accordance with the site development plan.

FIRE CODE OFFICIAL. The Fire Chief of the La Grange Fire Department, or any other person or persons designated by the Fire Chief. The Fire Code Official may be a Village employee or an outside consultant.

FIRE STOPPING. Building materials installed to prevent the movement of flame and gases to other areas of a building through small-concealed passages in building components such as floors, walls and stairs.

GRADING. Excavation or fill or any combination thereof, including without limitation the conditions resulting from any excavation or fill.

LATCH. A spring-loaded device that automatically holds a swinging door shut upon closing by engaging a strike and that is released by turning a knob, lever, or similar actuator from inside or outside.

MAY. Means "permitted" or "possible."

NATURAL DRAINAGE. Means channels formed in the existing surface topography of the earth prior to changes made by unnatural causes.

NONCONFORMING STRUCTURE. Any structure that does not meet the current requirements of this chapter.

PRINCIPAL STRUCTURE. See definition in Section 16-102 of the Zoning Code.

REPAIR. The replacement of existing work with equivalent materials for the purpose of its maintenance, but not including additional work that would affect safety, or affect required exit facilities, or a vital element or an elevator, plumbing, gas piping, wiring, ventilating or heating installation.

SHALL. Means mandatory, as in “must.”

SITE DEVELOPMENT. Means altering terrain and/or vegetation, and constructing improvements.

STRUCTURE. See definition in Section 16-102 of the Zoning Code.

VILLAGE. The Village of La Grange, Illinois.

ZONING CODE. The current version of the La Grange Zoning Code, adopted under Chapter 154 of this Code and codified and published separately from this Code.

§ 150.04 APPLICABILITY; EXEMPTIONS; MORE RESTRICTIVE REGULATIONS.

- (A) This chapter controls all matters concerning the construction, alteration, addition, repair, removal, demolition, occupancy, and maintenance of all structures, and applies to existing or proposed structures. This chapter also controls all matters related to grading and drainage of private property within the Village.
- (B) No structure may be modified, extended, repaired, removed, or altered, in any way, unless the Village has issued a building permit authorizing the action, except only if the work is exempt as provided in Section 150.09(C), and no building may be demolished, in whole or substantial part, unless the Village has issued a demolition permit for the action.
- (C) If at any time a provision of this chapter conflicts with any other provisions in this Code or in any state or federal statute, then the most restrictive provision will apply and control.

§ 150.05 NON-CONFORMING STRUCTURES; STRUCTURES EXISTING ON DATE OF ADOPTION OF CHAPTER AND STRUCTURES MOVED INTO VILLAGE.

- (A) It is unlawful to use or occupy any structure, or part thereof, in violation of the provisions of this chapter.
- (B) The use and occupancy of any existing structure that lawfully existed on August 1, 2021 rendering such use, occupancy, or structure nonconforming, may be continued without change, except as may be specifically provided for in this chapter.
- (C) Alterations or repairs may be made to any nonconforming structure without requiring the existing structure to comply with all the requirements of this chapter, provided that the alterations or repairs conform to the requirements of this chapter. Alterations or repairs must not cause an existing structure to become unsafe or adversely affect the performance of the structure.
- (D) In the event a nonconforming structure is damaged, altered, or repaired and such damages, alterations, or repairs have a value exceeding 50% of the current replacement value of the structure, exclusive of the value of the structure's foundation, the Village may require that the entire building be brought into compliance with all provisions of this chapter and all provisions of Chapter 154.
- (E) When an existing building is modified in a manner detailed below, the entire building must be made to conform with the requirements of this chapter in respect to egress, fire protection, fire suppression, light and ventilation, and life safety.
 - 1. Structural members are removed and replaced and the only remaining original element of the building is the building's foundation; or
 - 2. Structural members are removed and replaced and the only remaining original elements of the building are the building's foundation and first story structural flooring; or
 - 3. More than 75% of all interior walls are removed, relocated, and/or replaced; or
 - 4. All floor joists and decking of all floors are removed and replaced.
- (F) Any structure moved into or within the Village must comply with the provisions of this chapter for new structures and must not be used or occupied in whole or in part until a certificate of occupancy has been issued by the Village.

§ 150.06 BUILDING OFFICIAL; DUTIES AND POWERS.

- (A) *Authority to Enforce.* The Building Official is authorized to enforce the provisions of this chapter and to act on matters related to the mode or manner of construction and the materials to be used in the erection, addition, alteration, repair, removal, demolition, installation of service equipment, and the location, use, occupancy and maintenance of all structures. The Building Official may determine what plats, plans and other descriptive materials are required in connection with an application for a permit to ensure compliance with this

chapter. The Building Official also is authorized to enforce the provisions of this chapter and other provisions of this Code or ordinance relating to matters in this chapter.

- (B) *Interpretations and Rulemaking.* The Building Official is authorized to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures will be in compliance with the intent and purpose of this chapter. Interpretations, policies, and procedures will not have the effect of waiving requirements specifically provided for in this chapter, waiving working stresses or fire resistance requirements specifically provided in this chapter, or violating accepted engineering practices impacting public safety. The Building Official may waive specific requirements for the content of submissions, upon finding that the information submitted is sufficient to show that the work will comply with the requirements of this code.
- (C) *Inspections.* It is the duty of the Building Official to inspect all structures regulated by this chapter. The Building Official will perform all required inspections, or may accept reports of inspections by other approved agencies or individuals; all reports of such inspections will be in writing and certified by a responsible officer of such approved agency or by the responsible individual. The Building Official may engage such experts as may be necessary to analyze and make recommendations on unusual technical issues that arise during construction. The cost of these experts will be borne by the property owner/permit applicant.
- (D) *Credentials.* The Building Official and any authorized representatives of the Community Development Department must carry proper credentials for their respective office when inspecting any buildings and premises and performing duties under this chapter.
- (E) *Alternative Materials, Design and Methods of Construction.* The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction may be approved where 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 purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official will respond in writing, stating the reasons why the alternative was not approved.

§ 150.07 BOARD OF APPEALS.

- (A) *General.* There is hereby created a Building Board of Appeals. The purpose of the Building Board of Appeals is to hear and decide appeals of orders, decisions, or determinations made by the Director or the Building Official regarding an element of an application or the interpretation of this Chapter.
- (B) *Board Representatives.* The Building Board of Appeals consists of three Representatives appointed by the Village President, each for a three year term, with the advice and consent of the Board of Trustees, as follows:

1. One Representative from the Zoning Board of Appeals.
 2. One Representative from the Plan Commission.
 3. One Representative from the Design Review Commission.
- (C) *Request for Hearing.* Any person requesting a hearing before the Building Board of Appeals must file in the office of the Village Manager a written request for a hearing before the Building Board of Appeals. The written request must be filed no later than 20 days after the issuance of the order, decision, or determination of the Building Official. The written request must state the issue coming before the Building Board of Appeals.
- (D) *Limitations on Scope of Request.* A request for a hearing before the Building Board of Appeals must be based on a claim (1) that the true intent of this Chapter or the rules legally adopted thereunder have been interpreted incorrectly, or (2) that the provisions of this Chapter do not fully apply to the current circumstances, or (3) that an equally good or better circumstance is proposed.
- (E) *No Board Authority to Waive.* The Building Board of Appeals does not have authority to waive any requirement of this Chapter.
- (F) *Hearing.* The Building Board of Appeals will meet at the request of the Village Manager, in response to a proper request for a hearing. The Building Board of Appeals must meet to review the request within 30 days of the proper filing of the written request for the hearing.
- (G) *Procedures.* The Building Board of Appeals will conduct a hearing in accordance with procedures adopted by the Village. The procedures will be available to the public. The procedures will provide that the hearing is not required to comply with strict trial rules regarding testimony and evidence.
- (H) *Board Decision.* The Building Board of Appeals may modify or reverse an order, decision, or determination of the Director or the Building Official by a concurring vote of two of three Representatives.
- (I) *Resolution.* The decision of the Building Board of Appeals will be by a written Order. The Order will be finalized and furnished to person who filed the request for the hearing and to the Director.

§ 150.08 CONTRACTOR REGISTRATION AND INSURANCE.

- (A) *Registration Required.* It is unlawful to engage in business as a contractor within the Village without first registering as a contractor. No contractor may engage in business without first obtaining a professional certification, if required by state statute. It is the duty of each contractor to comply with all laws, codes, or ordinances pertaining to or regulating the activities the contractor engages in.

- (B) *Application.* All contractors wishing to be registered with the Village must complete an application and comply with all other requirements of this section. A contractor licensed by the State of Illinois who registers with the Village will not be charged a Village registration fee or be required to provide a bond or insurance to the Village, so long as the contractor's Illinois license remains valid and the contractor maintains the required bond or certificate of insurance required by the State.
- (C) *Bond.* Before any registration is issued, the contractor must provide the Village with a corporate surety bond, conditioned to indemnify and hold the Village harmless from liability, loss or damage resulting from the work undertaken or performed by the contractor. Such bond also guarantees completion of the work in conformance with all applicable codes.
- (D) *Insurance.* Before any registration is issued, the contractor must provide the Village with a certificate of insurance conditioned to indemnify and hold the Village harmless from liability, loss, or damage resulting from the work undertaken or performed by the contractor.
- (E) *Expiration.* All contractor registrations are valid until December 31st of the year of issuance. Contractor registrations become invalid if a bond or certificate of insurance expires or is cancelled during the registration period.
- (F) *Annual Fee.* Contractors must pay a fee in accordance with the requirements of Section 150.99. A contractor's registration fee will be waived if the contractor is required by state law to obtain a professional permit, license or certificate on an annual basis from any department or agency of the state and the contractor presents evidence of their current permit, license, or certification.
- (G) *Existing Violations.* The Village may withhold or suspend any contractor registration or any permit, or may revoke a contractor registration or permit, if the contractor or any agent of the contractor has any outstanding violation of this Code, until the violation has been resolved in its entirety.
- (H) *Suspension, Revocation of Contractor Registration.* If a contractor commits any one or more of the offenses listed below, then the Building Official may immediately suspend, revoke, or deny the renewal of any or all registrations or licenses related to the contractor or agent of the contractor. A contractor registration issued by the Village may be suspended or revoked for any of the following causes:
1. Any fraud, misrepresentation or false statement contained in any application.
 2. Failure to obtain any necessary building permit for work requiring a permit.
 3. Failure to comply with any applicable building codes or failure to correct any violation of a building code, including, among other things, failure to request required inspections.

4. A pattern of code violations or defects in construction performed in the Village.
5. Conviction of any felony or any misdemeanor when the conviction indicates an inability to perform building or construction services in a safe, honest and legitimate manner.
6. Failure to promptly pay any fine, penalty, fee, or charge owed to the Village.
7. Refusal to allow an inspection or material sampling, or any interference with an authorized Village representative performing his or her inspection duties.

The revocation of a contractor's license by the Village will not preclude the Village from prosecuting a violation of this Code or imposing any other penalty under this Code, any Village ordinance, or any other applicable law. The Village will provide notice of a license revocation at the contractor's most recent address on file with the Village.

§ 150.09 BUILDING PERMITS.

- (A) *Permit Required.* A building permit is required prior to commencing erection, construction, alteration or repair, demolition, or movement of any structure or clearing or excavating a site of any proposed structure; or constructing or altering the size or style of any fence; or constructing or altering any driveway in or across any public walk, parkway or curb. Each permit must be approved by the Building Official. Each permit is a license to proceed with only the specified approved work.
- (B) *Permit Timeframes.* Permits are valid only for the time periods set forth in this section:
 1. *Residential Permits.* Residential permits including accessory structures, remodeling, or additions are valid only for six months from the date of issuance. Permits for new one- and two-family residential dwellings are valid for one year from the date of issuance. Permits for multi-family residential dwellings of three or more living units are valid for 18 months from the date of issuance.
 2. *Non-residential Permits.* Permits for commercial or industrial buildings are valid for 18 months from the date of issuance. Any other permits will be valid only for the time period determined by the Building Official, which time period will be based on the scope of the proposed work.
 3. *Permit Renewals.* When the approved work authorized by a valid permit has not been completed within the allotted time period, all rights in the permit are terminated and all work must cease immediately. No work may be resumed or otherwise undertaken except only if the permit is renewed or a new permit is issued by the Building Official. The renewal of a permit will be granted by the Building Official only after completion of a new permit application, verification that all contractors are registered in accordance with § 150.09, and payment of the required fee in accordance with § 150.99. The Building Official is authorized to grant no more than two permit

renewals. Each renewal will be for no more than 6 months. All work occurring after the conclusion of the two renewal periods will be considered work without a permit and subject to fines.

4. *Permit Action Required.* If the work described in any permit issued pursuant to this chapter does not commence within 90 days after the date of permit issuance, such permit may be revoked by the Building Official. Where, under authority of a permit, work has begun but has ceased for a continuous period of 60 days, all rights under such permit are terminated and work can be continued only after application for and issuance of a new permit.

(C) *Work Exempt from Permit.* The following work does not require a building permit. All work must be completed in compliance with this Code and all applicable ordinances of the Village of La Grange, including without limitation the Zoning Code.

1. Painting or surface coating.
2. Installation of storm doors or storm windows.
3. Installation of replacement windows or doors in the same size opening.
4. Installation of insulation or weather-stripping.
5. Installation of landscaping or plantings. See Section 150.16 for grading requirements.
6. Installation of awnings or shades, but only on one and two-family dwellings. See the Zoning Code for awning restrictions on placement.
7. Replacement of plumbing fixtures with existing shutoffs (e.g. faucets, toilets, and shower heads).
8. Replacement of electrical fixtures without any new wiring (e.g. lights, ceiling fans, switches, outlets or devices).
9. Replacement of existing appliances in the same locations.
10. Replacement of existing cabinetry, flooring, tile, carpeting, countertops or similar finishes.
11. Asphalt sealcoating.
12. Installation of tree houses and recreational devices. See the Zoning Code for definitions and restrictions on placement.

(D) *Required Submissions.* The following information is required, based on the permit type. The required information must be submitted in the format and number of copies as specified by the Building Official.

1. *Application Form.* An application for a permit must be submitted in such form provided by the Building Official.
2. *Contractor List.* All permit applications must include a list of all contractors who will perform work authorized by the permit. All work must be completed by registered contractors, except that owners of residential dwellings may perform work on their own properties subject to completion of a homeowners' affidavit acknowledging the responsibilities and risks of serving as their own contractor and in compliance with the Illinois Plumbing License Law.
3. *Plat of Survey.* All permit applications must include a current plat of survey, prepared using a standard engineering scale, dimensioned in decimal feet units and printed in scale, prepared by an Illinois Registered Land Surveyor or professional engineer, showing the lot dimensions, the locations and dimensions of all existing structures, and accessory uses (e.g., swimming pools, decks, patios, sheds, driveways, fencing). The Building Official may waive the submission of a plat of survey or accept a plan not prepared by an Illinois Registered Land Surveyor or professional engineer if the Building Official finds that the nature of the proposed work is such that a plat of survey is not needed to determine compliance with the requirements of this chapter and the Zoning Code.
4. *Grading and Drainage Plan.* See Section 150.16 for requirements related to grading and drainage.
5. *Erosion Control Plan.* A soil erosion control plan is required for each site that has an approved grading plan and for all other sites with soil disturbance work, when required by the Building Official. The plan must comply with the requirements of Section 150.17.
6. *Site Plan.* All permit applications involving exterior work outside of the principal structure must include a site plan. Every site plan must be drawn to scale and include the location of all proposed and existing buildings and accessory structures, trees within the public right-of-way, utility locations, and any other information deemed necessary by the Building Official or Village Engineer. The Building Official may waive the submission of a site plan if the Building Official finds that the nature of the proposed work is such that a site plan is not needed to determine compliance with the requirements of this chapter and the Zoning Code.
7. *Construction Plans.* Plans, drawings, specifications, and calculations are required for all permit applications to demonstrate compliance with the architectural, mechanical, structural and electrical requirements of this chapter. All plans must include the seal of an architect or structural engineer licensed in the State of Illinois, except that the Building Official, may accept, in the Building Official's discretion, a construction plan that does not include the seal of an architect or structural engineer for an accessory structure, a one story deck, an interior non-structural remodeling of an existing structure, and other minor work or repairs.

- (a) *New Water and Sewer Service Lines.* If the construction will require a new water or sewer service or rehabilitation of the sewer service, the plans must reflect this work. A new water service connection must be provided for new construction of a principal structure or where required by the State of Illinois Plumbing Code. A new sewer service connection must be provided for new construction of a principal structure. In the case of demolition followed by new construction, existing lines must not be reused. Abandoned service connections must be disconnected at the main and are subject to approval by the Director of Public Works. For all additions and substantial remodels (50% or greater of the interior space), the existing sewer service connection must be televised and reviewed by the Director of Public Works or his/her designee. The service must be replaced or restored/lined as needed, per the determination of the Director of Public Works.
- 8. *Dust Control Plan.* For work such as a demolition or other action that may cause dust or other airborne particles, the application must include plans for controlling dust and other airborne particles from the work, including without limitation a source of water and spraying equipment and any other measures that are necessary to control airborne particles.
- 9. *ROW Photo Documentation.* For work involving Village right of way, the application must include photos documenting the pre-construction condition of all right of way improvement including, but not limited to: parkway trees, sidewalks, and curbs.
- 10. *Outside agency approvals.* A copy of permits or other approvals from all applicable agencies, as required by the proposed scope of work. Such agencies may include but are not limited to: Cook County, the Metropolitan Water Reclamation District, the Illinois Department of Transportation, the Illinois Environmental Protection Agency, and the Office of the State Fire Marshal.
- 11. *Moving of a Building.* Before a building may be moved, the owner or agent must notify all utilities having service connections within the building, such as water, electric, gas, sewer and any other connections. A permit for moving a building will not be issued until a release is obtained from the applicable utilities stating that their respective connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner

(E) *Application Process and Permit Approval.*

- 1. *Plan Review.* Once a complete application is submitted, the Village will review the application for completeness and compliance with Village standards. If the Building Official finds that the application includes proposed work that would not comply with applicable codes, the laws and ordinances applicable thereto, the Building Official will reject the application and notify the applicant. The applicant must then make the appropriate revisions which must be submitted for re-review.

2. *Approval of Permit in Full.* If, after examination, the Building Official finds that the proposed work complies with the laws and ordinances applicable thereto, then the Building Official will approve the application and issue a permit for the proposed work.
 3. *Approval of Permit in Part.* The Building Official may issue a permit for the construction of part of a structure before the entire plans and detailed specifications of the structure have been submitted or approved, so long as adequate information and detailed statements have been submitted and have been found to comply with this chapter.
 4. *Contractor Registration.* No permit may be issued until all contractors listed on the application have registered with the Village.
 5. *Fee Payment.* Unless otherwise directed in this chapter or by the Building Official, all permit fees must be paid prior to issuance of a building permit.
- (F) *Compliance with Permit.* All work must conform to the approved application and plans for which the permit has been issued and any approved amendments thereto.
- (G) *Display of Permit and Plans.* Once a permit is issued, the permit, stamped drawings, and plans will be kept on file at the construction site for so long as the work is in progress. The permit placard must be posted on site, in an area visible from the public way.
- (H) *Alteration of Plans.* It is unlawful to erase, alter, or modify any drawings or plans that have been approved by the Village. If, during the execution of permitted work, the applicant wishes to change the terms of the approved application, plans, specifications or drawings, then the applicant must submit to the Building Official an amended plan showing all proposed alterations or deviations. Every alteration or deviation must be approved in writing by the Building Official before any alterations are made. Plan alterations must include the seal of an architect or structural engineer when required by the Building Official.
- (I) *Spot Surveys.* All new construction must be located strictly in locations shown on the approved construction plans. A Spot Survey, prepared by a registered land surveyor of the State of Illinois, is required for construction of new primary or accessory buildings or additions. The Spot Survey must include the following information:
1. Exact location and measurements of foundation.
 2. Front, rear, and side yard measurements.
 3. True U.S.G.S. elevation of top of foundation wall and existing grade of curb, sidewalk, or existing grade of street or roadway.

The Spot Survey must be submitted to the Building Official within 14 days of the installation of the building foundation. Until the Spot Survey has been approved by the Building Official, construction can proceed to the completion of the decking over the building foundation and

then must cease; site work is exempt from this restriction. This requirement may be waived by the Building Official for certain additions to single family residential buildings or new accessory structures.

- (J) *Revocation of Permit.* The Building Official may revoke a permit if 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.
- (K) *Validity of Permit.* The issuance or granting of a permit may never be construed to be approval of or permission for any violation of any of the provisions of this Code or of any other Village codes or ordinances. The issuance of a permit based on construction documents and other data will not prevent the Building Official from requiring the correction of errors in the construction documents or other data.
- (L) *Refunds.* The Building Official may authorize the refunding of fees, in whole or in part, on a case by case basis.
- (M) *Work Without Permit.* When work that requires a permit has been started prior to issuance of the required permit, the permit fee will be double the amount of the standard permit fee for that work. The assessment of a double permit fee does not prevent the Village from pursuing all remedies provided by Sections 150.19 and 150.20 of this Chapter and every other remedy provided by law.

§ 150.10 GENERAL CONSTRUCTION STANDARDS AND CONDITIONS.

The following requirements apply to all permits issued for construction in the Village.

- (A) *Dust Control.* If the permit application included a dust control plan or if proposed work will create any dust or airborne particulate, all dust must be controlled at all times.
- (B) *Temporary Fencing.* For any permitted work that involves open excavations, all new single family structures, or any work where a structure will be vacated and unsecured during construction, a six-foot high chain-link safety fence must be installed around the perimeter of the subject property, in a location and manner approved by the Building Official. The fencing must have a lockable access gate and be secured at all times when the subject property is not occupied by construction personnel. The perimeter of all excavations, material storage, or property boundaries is required to be enclosed and protected by a silt fence and is subject to erosion control requirements of Section 150.17. The fencing must be installed prior to permit issuance. In addition to perimeter fencing, safety fencing a minimum of four feet tall must be installed around every tree in the parkway abutting the subject property. Tree fencing must be located, so far as feasible, at the drip line of the tree and is subject to the approval of the Director of Public Works.
- (C) *Accessibility, Parking, and Loading Standards.* Any pavement or sidewalk within a public right-of-way must be available for public use at all times except only during the time when such pavement or sidewalk is being removed and replaced. No pavement or sidewalk that is

removed and replaced may be out of service for more than three days. No parking, loading, or storage of demolition debris, spoils, or construction is permitted within any right-of-way, on any public property, or within ten feet of any right-of-way or adjacent public or private property unless specifically approved by the Building Official. The Building Official may forbid parking in any location on a public right-of-way if the Building Official determines that such parking has an adverse impact on neighboring property or on traffic control.

- (D) *Posted Code of Conduct.* A sign containing the rules and regulations applicable to demolition and construction must be posted on every site for which a permit has been issued to construct a new principal structure or demolish an existing principal structure. The sign must be posted in a prominent place on the subject property and must be maintained until all work on the subject property has been completed and approved or until removal is approved by the Building Official. The sign may be purchased from the Village and posted in a prominent location prior to permit issuance; a fee will be assessed as provided in Section 150.99. A contractor may reuse a sign from a previous project if the sign is in good condition.
- (E) *Gravel Mat.* When determined by the Village Engineer to be appropriate and practical, the applicant must install a gravel mat on the subject property. The mat must be of a size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The gravel mat must be located so as not to interfere with any public rights-of-way and not to cause any nuisance or inconvenience to adjacent public or private property.
- (F) *Sanitation Facilities.* One portable toilet must be provided at every site of construction of a new principal structure or demolition of an existing principal structure. The proposed location of any portable toilet must be depicted on the plans submitted at the time of application for review and approval by the Building Official.
- (G) *Litter Control and Clean Up.* Litter and debris at the subject property must be controlled at all times. The applicant must designate a person who will regularly be present at the subject property as having responsibility to assure that no litter or debris migrates onto adjacent properties or public ways, and that all construction debris is contained in a waste receptacle provided by a Village licensed waste hauler, and is hauled away from the subject property as needed so as to not constitute a nuisance.
- (H) *Street and Sidewalk Cleaning.* The applicant must cause all dirt, mud, gravel, water and other debris from the subject property or related to any work conducted on the subject property to be cleaned regularly every day from all sidewalks and streets adjoining and in the area of the subject property. Unless a bypass walk has been provided as per Section 150.12, the public sidewalk must remain clear and safely passable at all times. Violations may result in fines or a stop work order in accordance with the requirements of this chapter, or the applicant may be invoiced for the cost incurred by the Village to complete the cleaning.
- (I) *No Trespass.* No permit issued by the Village of La Grange may be construed to authorize any entry onto property adjoining the subject property unless a proper right of entry has been secured from the owner of such adjacent property.

- (J) *Stormwater Management.* Stormwater must be managed during all phases of construction in accordance with the requirements of Section 150.16.
- (K) *Damage to Property.* No person engaged in any work pursuant to a permit issued may injure, damage, or destroy, or cause or allow to be injured, damaged, or destroyed, any property whether public or private, not owned by such person. In the event of any injury, damage, or destruction in violation of this provision, it is the duty of the person committing, inflicting, causing, or allowing such injury, damage, or destruction to promptly repair and restore the injured, damaged, or destroyed property and to pay all of the costs and expenses of such repair and restoration. For purposes of this provision, a person will be deemed to have caused or allowed injury, damage, or destruction whenever any work being done by the person, or any contractor, subcontractor, agent, or employee of that person, results in injury, damage, or destruction.
- (L) *Public Sidewalk Replacement.* For any permitted work that involves construction of a new principal structure, installation of new water or sewer service connection, or any excavation or construction in the Village right of way, the Village may require replacement of any section of sidewalk that is unsafe or dangerous, irrespective of whether the sidewalk was damaged by construction activities.
- (M) *New Water and Sewer Service Lines.* A new water service connection must be provided for new construction of a principal structure or where required by the State of Illinois Plumbing Code. A new sewer service connection must be provided for new construction of a principal structure. In the case of demolition followed by new construction, existing lines must not be reused. Abandoned service connections must be disconnected at the main and are subject to approval by the Director of Public Works. For all additions and substantial remodels (50% or greater of the interior space), the existing sewer service connection must be televised and reviewed by the Director of Public Works or his/her designee. The service must be replaced or restored/lined as needed, per the determination of the Director of Public Works.

§ 150.11 CONSTRUCTION STANDARDS AND CONDITIONS; DEMOLITION PERMITS.

If work involves the demolition of a principal structure or accessory structure greater than 200 square feet, the permit application must be accompanied by the following:

- (A) *Required Plans and Specifications.* A demolition plan is required, showing all structures that are to be demolished and all structures on the same lot that are to remain. If the application includes demolition of a principal structure, then the application will include plans and specifications for any new principal structure to be built on the subject property.
- (B) *Site Management Bond.*
 - (1) *Bond Requirement; Timing of Payment.* At the time of issuance of a demolition permit, a site management cash bond must be provided in accordance with Section

150.99. The bond is in addition to all other application and processing fees, costs, escrows, and bonds.

- (2) *Right to Draw on Bond.* The Village will have the right at all times, at its option, to draw on the site management bond for the costs (including without limitation legal fees and administrative expenses), incurred or to be incurred by the Village in exercising any of its rights in the event (a) the applicant undertakes any work in violation of any provision of this Code, or of any issued permit or approved plan, or (b) the applicant fails or refuses to complete any work authorized by any permit issued under this Code. The Village's determination of such costs may be based either on costs actually incurred by the Village or on the Village's reasonable estimates of costs to be incurred.
 - (3) *Replenishment of Bond.* If the Village draws on the site management bond, then the applicant must replenish the bond to the full amount required by this chapter immediately after written demand is made to the applicant by the Village. The applicant's failure to replenish the bond will result in cancellation of the related permit, the permit will not be reissued except after the filing of a new application, payment of the permit fee(s), and establishment of a new site management bond.
 - (4) *Return of Unused Bond.* The Village will return all unused portions of the site management bond to the applicant, without interest, as follows:
 - (a) If the permit authorizes only demolition of an existing structure, and no construction of a new structure is scheduled to take place within 60 days after the completion of demolition, then the Village will return the bond within 30 days after the approved final inspection of the restoration of the site.
 - (b) If the permit authorizes any construction of a new structure in addition to demolition of an existing structure, then the Village will return the bond within 30 days after issuance of a final certificate of occupancy for such new structure.
- (C) *Utilities.* Before a building may be demolished, the owner or applicant must notify all utilities having service connections within the structure such as water, electric, gas, sewer, etc. A permit to demolish a building will 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 and such releases are furnished to the Community Development Department.
- (D) *Notices.* All applicants for a permit authorizing demolition of a principal structure must provide notice to adjacent property owners to advise them that a demolition will be occurring. The notice must be provided at the time of application for a demolition permit and, if a permit is issued, prior to commencement of demolition. Notices must be mailed first class or hand delivered to all owners of property within 100 feet of the subject property. Prior to beginning demolition, the applicant must submit to the Building Official:

- (1) A copy of the notices.
- (2) A list of all recipients of the notice.

The notice must include the contractor and subject property owner's contact information and approximate date when demolition activities are expected to commence. The permit applicant must submit a written certification that the required notice has been properly provided before beginning demolition.

- (E) *Pre-demolition Inspection.* A site inspection is required prior to demolition. The inspection will confirm that the site is properly fenced and secured, soil erosion control is in place, sanitation facilities are available on site, a sign stating a name and contact number of the contractor is displayed and the Village Code of Conduct sign is also displayed. The Code of Conduct sign can be purchased from the Village for a fee as provided in Section 150.99 or reused from a previous project if in good condition.
- (F) *Commencement of Construction or Site Restoration.* Following demolition of an existing structure, construction of an approved new structure must commence within 60 days, or the subject property must be fully restored in accordance with the requirements of Section 150.16. The completion of site restoration may be extended by one day for every business day that weather conditions prohibit restoration work on the subject property, as determined by the Building Official.

§ 150.12 PUBLIC SAFETY.

- (A) *Occupation of Streets, Sidewalks, and Parkways.* Building materials cannot be stored or kept on streets, parkways, or sidewalks. Building materials cannot block or impede access to any fire hydrant, valve chamber, manhole or catch basin, or to obstruct the gutter or waterway of any street.
- (B) *Bypass Walk.* Before any sidewalk is removed or is obstructed by scaffolding or other material, a safe hard-surface temporary bypass walk must be constructed. The temporary bypass walk must be maintained until the unobstructed permanent sidewalk is restored. Pedestrians must be protected from vehicular traffic by a barricade or fence, which must be approved in advance by the Building Official.
- (C) *Overhead Construction.* During overhead construction, solid overhead planking is required to protect pedestrians from falling debris.
- (D) *Barricades Required.* No person may use public property for staging of construction materials unless the materials are shielded by substantial and suitable barricades and sufficient warning lights or flares to guard and protect all traffic and passersby.
- (E) *Damage to Barricades.* It is unlawful to move, remove, turn off, extinguish, diminish or disturb any light or barricade required by this section.

- (F) *Mortar Beds.* Mortar beds or boxes must be placed and *guarded* as to protect the clothing of persons passing and cannot be located on any street or public way. Mortar beds or boxes may not be placed upon any public sidewalk, and no mortar may be mixed upon any public pavement or sidewalk surface unless authorized by the Director of Public Works.
- (G) *Dust Control.* It is unlawful to cut or grind any concrete, masonry, stone, rock, or similar material on any private or public property in the Village without a dust collection system or water based dust suppression system.
- (H) *Material on Public Property.* As soon as construction work is completed, all remaining construction material must be promptly removed from public property and the streets and sidewalks cleared and restored to the same condition as before the construction work was started.
- (I) *Removal of Rubbish on Public Property.* Rubbish or excavated material which is deposited on the sidewalks or streets must be removed each day, as rapidly as produced. When handling materials or rubbish causing dust, they must be well wetted down.
- (J) *Removal of Rubbish on Private Property.* Rubbish or materials may not be thrown, dropped, or swept from any floor above the ground or from any roof, but must either be carried or lowered in such a manner as not to cause dust.
- (K) *Public Inconvenience.* All construction operations must be conducted in a manner that least inconveniences the general public and adjoining property owners.
- (L) *Protection of Passersby.* When during construction an excavation or other potential hazard exists, the contractor must provide and maintain a barricade or fence for the protection of passersby.

§ 150.13 INSPECTIONS.

- (A) *Preliminary Inspection.* Before issuing a permit, the Village may examine all buildings, structures and sites for which a permit application has been filed.
- (B) *Required Inspections.*
 1. It is the duty of the permit holder or their agent to schedule all inspections required under the provisions of this chapter. The permit holder or their agent must notify the Community Development Department at least 24 hours in advance of each requested inspection. It is the duty of the person requesting any inspection to provide access to and means for the inspection.
 2. Inspections required under the provisions of this chapter will be made by the Building Official. If an inspection has been scheduled and the Building Official, after arrival on the inspection site, determines that the work 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, the Building Official will require a re-inspection and assess a re-inspection fee.

3. If there is a failure of an inspection, no further inspections will be made until such time as the re-inspection fee has been paid as listed in Section 150.99.
- (C) *Obstruction of Inspection Forbidden.* No one may cover or obstruct from view any work scheduled for inspection and not yet approved by the Building Official.
- (D) *Special Inspection Reports.* All special inspection reports must be in writing and 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 may be accepted in lieu of a written inspection report if the intent or meaning of such identifying label or stamp is properly substantiated.
- (E) *Final Inspection.* Upon completion of the work pursuant to an approved building permit, a final inspection must be made before a certificate of occupancy may be granted or permit may be closed. All violations of the approved plans and permit will be noted, and the holder of the permit notified of the discrepancies.
- (F) *Right of Entry.* Whenever the Village determines that there is or may be a condition anywhere on a work site that is contrary to or in violation of this Code, and that is unsafe, dangerous, or hazardous anywhere within the work site, then the Building Official or any other authorized Village representative may enter the premises and any structure within the premises, without notice, at any reasonable time determined by the Village to inspect and, if necessary, otherwise perform the duties provided in this Code to mitigate the unsafe, dangerous, or hazardous condition. If the premises is unoccupied, then the Building Official or other representative will promptly attempt to contact the owner or other person having charge or control of the premises.

§ 150.14 CERTIFICATES OF OCCUPANCY.

- (A) *Occupancy Certificates Required.* No new principal structures may be occupied or used for any purpose unless a certificate of occupancy has been issued by the Village. All uses required to obtain a business license or registration per Chapter 110 of this Code must obtain a certificate of occupancy prior to occupying any structure or land, irrespective of whether a building permit is required. Applications for certificates of occupancy must be made in the form provided by the Building Official, which may be in the form of a building permit application. All occupancy permits will be executed by the Director of Community Development.
- (B) *Occupancy Inspection.* No certificate of occupancy will be issued until the premises have been inspected by the Building Official and Fire Code Official and determined to be in compliance with all the applicable requirements of this Code and the Zoning Code.

- (C) *No Yielding of Occupancy by Contractor or Owner.* A contractor may not yield occupancy of a building, or portion thereof, to the owner or tenant, nor may the building owner yield occupancy to a tenant until a certificate of occupancy for the building, or portion thereof, has been issued and posted, or in the case of residential remodel or addition, the permit file closed.
- (D) *Additional Requirements.* The following items are required prior to the issuance of a final occupancy certificate or closing of the permit file, as applicable:
- (1) All fees and charges due to the Village are paid.
 - (2) The water meter and raceway (conduit) for the remote water meter reader are installed and in service.
 - (3) The buffalo box (water shut off) is adjusted to grade and is accessible and operable.
 - (4) Driveway and flatwork is completed.
 - (5) All replacement or repair to damaged Village right-of-way and other property is completed.
 - (6) All yards and parkway areas are sodded or seeded as required.
 - (7) All other required landscaping is installed.
 - (8) Address numbers are affixed to the building.
 - (9) Final grading and "as built" surveys and drawings are approved by the Village Engineer.
 - (10) Applicable fire protection requirements are approved by the Fire Department.
 - (11) All required documentation from testing or certification agencies for energy performance.
- (E) *Temporary Occupancy Permit.* When in the opinion of the Building Official the construction of a building is substantially complete and meets all minimum life safety and health and sanitation code standards, but exterior work on the building and final grading, landscaping, or exterior private or public improvements have not been completed due to weather or other factors beyond the applicant's control, the Building Official may issue a temporary certificate of occupancy. The applicant must post a cash bond in accordance with Section 150.99. A temporary certificate of occupancy will expire no later than six months from the date of issuance. A temporary certificate of occupancy may contain such conditions as the Building Official deems appropriate. Upon expiration of a temporary certificate of occupancy, if all construction is not complete, the Building Official may require the premises to be vacated and to remain vacated until the premises fully comply with all applicable ordinances of the Village.

§ 150.15 ELEVATORS.

(A) *Administration.* The Building Official will conduct the Village's elevator safety and inspection program in accordance with the agreement between the Village and the State Fire Marshal. The elevator safety and inspection standards applicable to the Village's program are those standards established by the State Fire Marshal. The following standards have been on file with the Village Clerk for at least 30 days prior to the enactment of this Section and are adopted by reference as the required standards in the Village:

- (1) American Society of Mechanical Engineers (ASME):
 - (a) Safety Code for Elevators and Escalators: ASME A17.1, A17.1(a), and A17.1(s);
 - (b) Guide for Inspection of Elevators, Escalators, and Moving Walks: ASME17.2;
 - (c) Safety Code for Existing Elevators and Escalators: ASME A17.3;
 - (d) Safety Standard for Platform Lifts and Stairway Chairlifts: ASME A18.1; and
 - (e) Standard for the Qualification of Elevator Inspectors: ASME QE1-1.
- (2) American National Standards:
 - (a) Safety Requirements for Personal Hoists and Employee Elevators: ANSI A10.4.
- (3) American Society of Civil Engineers (ASCE):
 - (a) Automated People Mover Standards: ASCE 21.

(B) *Requirements.* In addition, when an elevator is installed in a building within La Grange, the following standards apply:

- (1) At least one elevator must be provided for Fire Department emergency access to all floors.
- (2) At least one key box must be provided for every three elevators installed.
- (3) At least two keys for firefighter emergency operation must be provided for each elevator.
- (4) Elevator key boxes must be located at a Village-approved location in the lobby area of the elevator and no further than 15 feet from any elevator. An elevator key box must be within sight of the doors of any elevator.

- (5) The Fire Department must be provided with two keys to open the elevator key boxes for every elevator key box installed.
 - (6) Fire sprinkler protection must be provided at the top and bottom of each shaft and in all rooms containing elevator control equipment.
 - (7) The "emergency call" features of every elevator must be directed to the La Grange Dispatch Center by dialing 9-1-1 through a dedicated ANI/ALI telephone line.
- (C) *Liability of Village Limited.* The inspection and issuance of permits by the Building Official does not constitute a warranty or representation on the part of the Village or its officers or employees that elevators are free from defects. The Village is not be liable to owners or operators of elevators or to third parties injured in connection therewith merely by virtue of its inspection of elevators and issuance of permits pursuant to this subchapter.
- (D) *Applicability.* Notwithstanding any other provision of this Chapter 150 or elsewhere in this Code, the provisions of this Section 150.15 apply to, and control, inspection and maintenance procedures and standards for elevators.

§ 150.16 GRADING AND DRAINAGE REGULATIONS.

- (A) *Permit Required - Grade Alteration.* It is unlawful for any person, firm or corporation to alter or change the elevation or grade of any lot or parcel of land within the Village which singly or in combination

- (1) Alters the existing natural grade by more than 12 inches in vertical height; or
- (2) Covers 250 or more square feet in area,

Including, but not solely limited to construction or landscaping, without having first obtained a permit for such alteration or change from the Community Development Department; this also includes all new construction, parking lots, and open land.

- (B) *Permit Required-Drainage Alteration.* No person may change or divert natural flow of water without a defined drainage outlet existing or constructed under a building permit issued by the Community Development Department.

- (C) *General Regulations.*

- (1) No person may construct any structure or portion thereof on any lot or parcel of land without first making adequate provisions for storm-water drainage.
- (2) It is unlawful for any person to dispose of roof or ground drainage in such a manner that a pipe or other conveyance structure directly discharges onto the property owned by another, or any village street, alley, sidewalk or right-of-way.

- (3) It is unlawful for any person to dispose of or discharge roof or ground drainage in such a manner that it overflows onto any right-of-way where said drainage overflow may cause eventual damage to or undermine the existing street improvements (public streets, walks, alleys, parkways, etc.) or to become a safety hazard on the same.
 - (4) All work that disturbs soil that will not be immediately restored or will create spoil piles related to the soil disturbance must provide a form of soil erosion control as approved by the Village Engineer or his/her designee.
- (D) *Topographical Survey.* When required by this Code or otherwise by the Village, there must be submitted along with the application for a building permit, a grading and drainage plan in such form and size as indicated in administrative policy.
- (E) *Issuing Permit.* The Building Official will examine applications for permits and submit grading and drainage plans to the Village Engineer or Engineering Consultant for examination, and rejection or approval within a reasonable time after filing. If after examination there are no objections to the intended construction, and it appears the proposed work will be in compliance with the laws and ordinances applicable thereto, the Building Official will approve such application and issue a permit for the proposed work as soon as practicable.

§ 150.17 EROSION AND SEDIMENTATION CONTROL.

- (A) *General.* Except as provided in this Code, no building permit for any site that has an approved grading plan or for other sites with soil disturbance work, will be issued unless the application therefore, demonstrates compliance with the principles and standards set forth in this section.
- (B) *Purpose.* The purpose of this section is to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating, and controlling construction activities which disturb or break topsoil or otherwise result in the movement of earth on land situated in the Village.
- (C) *Standards.* No proposed construction will be authorized unless the building permit application indicates the measures to be taken to control erosion and sedimentation. The following standards apply:
- (1) The applicant is responsible for the management of soil excavation and storage during the duration of the site development project. Measures employed must prevent the migration of soils into neighboring properties or into any existing storm drainage systems, and include silt fencing, inlet filters, or other approved method as generally outlined in Section 280 of the IDOT Standard Specifications, and as specified by the Code and Practice Standards contained within the Illinois Urban Manual. Soil stock piles located within five (5) feet of lot lines and expected to remain for a prolonged period must be covered. Rear-yard area drains and below-grade dissipation systems, installed as part of the site development project, must be protected to prevent the entry of soils. The contractor is responsible for removing sediment or other debris

which is found to be deposited in streets, drainage structures, sewers, dissipation systems, parkway surfaces, and on neighboring properties.

- (2) Perimeter silt fence will serve as the primary measure used to capture sediment generated by site construction activities. Other measures must be employed as necessary to ensure soil migration does not occur. The silt fence must be fully functional prior to the start of site excavation. The silt fence must be properly installed and maintained for the duration of the project, in accordance with Code 920 of the Illinois Urban Manual.
 - (3) Inlet protection must be provided within roadway drainage inlets situated downstream of the development site. The protection measure must be installed and maintained for the duration of the project in accordance with Code 861 of the Illinois Urban Manual. The protection must be removed at the conclusion of the project.
 - (4) Pumped drainage from the construction sites must not be discharged into the public right-of-way or neighboring properties, either by overland or piped means, without the installation of a fully functioning and maintained sediment trap. The location must also provide a manageable surface outlet flow path which does not degrade or damage public or private properties. The onsite or offsite disposal of the filter bag must be planned as the site development reaches a concluding stage, or when pumped discharges are no longer required. The filter bags must be replaced if ruptured, or when it is determined to be over half full of soil, and no longer effective.
 - (5) Provisions must be made to accommodate the increased runoff caused by changed soil and surface conditions during development.
 - (6) Permanent vegetation and drainage structures should be installed as soon as practical during development.
 - (7) The contractor must supply a copy of permits or other approvals from all applicable agencies, as required by the proposed scope of work. Such agencies may include but are not limited to: Cook County, the Illinois Environmental Protection Agency, and MWRD.
- (D) *Protective Measures.* Where it appears that storm damage may result because the grading on any development site is not complete, work may be stopped and the permittee required to install temporary structures or take such other measures as may be required to protect adjoining property or the safety of the public. On large developments or where unusual site conditions prevail, the Building Official, may specify the time of starting grading and time of completion or may require that the operations be conducted in specific stages, so as to ensure completion of protective measures or devices prior to the advent of seasonal rains.

If at any stage of the grading of any development site, the Building Official determines by inspection that the nature of the site is such the further work authorized by an existing permit is likely to imperil any property, public way, watercourse or drainage structure, the Building Official may require, as a condition of allowing the work to be done, that such reasonable

special precautions be taken as are considered advisable to avoid the likelihood of such peril. "Special precautions" may include, but not be limited to, a more level exposed slope; construction of additional drainage facilities, berms terracing, compaction, or cribbing; installation of plant materials for erosion control; recommendations of a civil engineer which may be made requirements for further work.

§ 150.18 HOURS FOR CONSTRUCTION WORK.

It is unlawful to engage in, or conduct, any outdoor activity in the construction of any structure, or the laying of any pavement, including but not limited to the making of an excavation, and loading or unloading material, equipment or supplies, anywhere in the Village except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, 8:00 a.m. and 6:00 p.m. on Saturdays and 12:00 p.m. and 5:00 p.m. on Sundays and the following nationally recognized holidays: New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving Day and December 25.

§ 150.19 STOP WORK ORDERS.

The Building Official is authorized to order all work stopped on construction, installation, alteration, or repair of a building, structure, and parts and appurtenances thereof, regulated by this Code, when such work is being done in violation of any provision relating thereto, or in violation of the provisions of the Zoning Code, or in an unsafe and dangerous manner. Work may not be resumed after the issuance of a stop work order except on the authorization of the Building Official; provided, that if the stop work order is oral, then it must be followed by a posted stop work order within 24 hours.

§ 150.20 VIOLATIONS.

- (A) *Unlawful Acts.* It is unlawful for any person, firm, corporation, or any other entity to erect, construct, alter, extend, repair, move, remove, demolish or occupy any structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
- (B) *Notice of Violation.* The Building Official may serve a notice of violation or order on the person responsible for any violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code.
- (C) *Violation Penalties.* Any person or entity that violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code will be fined not less than \$75 nor more than \$750 per day.

§ 150.21 CODES ADOPTED BY REFERENCE; CONFLICTS.

- (A) *Codes Adopted by Reference; Conflicts.* The codes in Sections 150.22 through 150.35 are hereby made a part of this chapter. In the event of a conflict between any code and this chapter, the Building Official will determine the provisions that will apply.
- (B) *Building Official.* In these adopted codes, where there is reference to "Building Official", "code official", "building commissioner", "authority having jurisdiction", or "manager of building administration" the Building Official shall be the named party.
- (C) *Fire Code.* In these adopted codes, where there is reference to conforming to provisions of the International Fire Code it shall also mean conformance to the applicable provision of the Life Safety Code, the more stringent provision controlling.
- (D) *Plumbing Code.* In these adopted codes, where there is reference to conforming to provisions of the International Plumbing Code, it shall be substituted with the State of Illinois Plumbing Code.

§ 150.22 INTERNATIONAL BUILDING CODE.

- (A) *Code Adopted.* The Village hereby adopts by reference as if fully set out herein the International Building Code, 2015 Edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes set forth below, one copy of which is available for review in the Community Development Department.
- (B) *Amendments.* The International Building Code is amended as follows:
 - (1) Subsection 101.1 is amended to insert the following in the blank: "The Village of La Grange."
 - (2) Subsection 102.6 is amended to add subsection 102.6.3 to read: "Items Not Covered Under the Existing Structures Exemption. The following items are required to be corrected and made code compliant as follows:
 - (a) **102.6.3.1 Door Hardware.** All door hardware along the means of egress shall be made compliant with the International Building Code and the Illinois Accessibility Code at time of property transfer, change of use, change of business/occupancy, or within 30 days of notice from the Village of La Grange.
 - (b) **102.6.3.2 Accessible Parking Spaces.** All parking lots with ten or more spaces shall be provided with the proper number of accessible parking spaces and have sizing, striping, and signage per the Illinois accessibility code at time of property transfer, change of use, change of business/occupancy, or within 30 days of notice from the Village of La Grange.

- (c) **102.6.3.3 Emergency Lighting and Exit Signs.** All building or tenant spaces shall be provided with the proper emergency lights and lighted exit signs per the international building code at time of property transfer, change of use, change of business/occupancy, or within 30 days of notice from the Village of La Grange.
 - (d) **102.6.3.4 Bathroom Fixtures.** All fixtures in bathrooms that were originally intended to be accessible shall be made to be compliant with the Illinois Accessibility Code. This includes, but is not limited to, lavatory faucets, lavatory bases, toilets, grab bars, etc. This work shall be required at time of property transfer, change of use, change of business/occupancy, or within 30 days' notice from the Village of La Grange.
 - (e) **102.6.3.5 Health and Safety Items.** Any item related to the building, electrical, mechanical, or plumbing system deemed to be a health or safety risk by the Building Official shall be corrected at time of property transfer or within 30 days of notice from the Village of La Grange.”
- (3) Sections 103-107, 109-115 are deleted without substitution.
- (4) Subsection 201.3 is amended to read: “Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fire Code, Life Safety Code, International Mechanical Code, Illinois State Plumbing Code or the Code of Ordinances, Village of La Grange, Illinois, such terms shall have the meanings ascribed to them as in those codes.”
- (5) Section 202 is amended to add the following definitions:
- (a) **ELEVATOR SAFETY AND REGULATION ACT.** The Elevator Safety and Regulation Act (225 ILCS 312/1 et seq.), as amended, enacted by the State of Illinois.
 - (b) **ILLINOIS ACCESSIBILITY CODE.** The current edition of the Illinois Accessibility Code (77 Ill. Admin. Code, Part 400) promulgated by the Illinois Capital Development Board.
 - (c) **ILLINOIS ELEVATOR SAFETY RULES.** The current edition of the Illinois Elevator Safety Rules (41 Ill. Admin. Code, Part 1000) promulgated by the Office of the State Fire Marshal.
 - (d) **ILLINOIS STATE PLUMBING CODE.** The current edition of the Illinois State Plumbing Code (770 Ill. Admin. Code, Part 890) promulgated by the Illinois Department of Public Health.

- (e) **LIFE SAFETY CODE.** The National Fire Protection Association Life Safety Code (55 Ill. Admin. Code 100 et seq.) adopted by the Office of the State Fire Marshal.
 - (f) **TENANT SPACE.** A portion of a building that is occupied by a business tenant operating under a business name or by an individual governmental agency. This space shall be separated from other tenant spaces and common exit ways by the required fire-rated walls, ceilings, and floors.
- (6) Subsection 402.6.4 is amended to read: “Plastic signs affixed to the storefront of any tenant space facing a mall or open mall shall be limited as specified in Chapter 154 of the Code of Ordinances, Village of La Grange, Illinois and Sections 402.6.4.1 through 402.6.4.5 of this code. In the case of a conflict between the provisions of Chapter 154 of the Code of Ordinances, Village of La Grange, Illinois, and this code regarding plastic signs, Chapter 154 of the Code of Ordinances, Village of La Grange, Illinois, shall control.”
 - (7) Subsection 503.1 is amended to read: “Unless otherwise specifically modified in Chapter 4 and this chapter, building height, number of stories and building area shall not exceed the limits specified in Chapter 154 of the Code of Ordinances, Village of La Grange, Illinois, and Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Building height, number of stories and building area provisions shall be applied independently. In the case of a conflict between the provisions of Chapter 154 of the Code of Ordinances, Village of La Grange, Illinois, and this code regarding building height, number of stories and building area, Chapter 154 of the Code of Ordinances, Village of La Grange, Illinois, shall control.”
 - (8) Subsection 901.6.1 is amended to remove exception 2.
 - (9) Subsection 902.1 is amended to revise the definition of fire area to read “The aggregate floor area bounded by the exterior walls of a building; regardless of fire walls, fire barriers, or fire resistance-rated horizontal assemblies.”
 - (10) Subsections 903.2 is amended to read: “Approved automatic sprinkler systems shall be provided in all occupancies.” And to add the following exception: One- and Two-family dwellings shall reference the IRC.
 - (11) Subsections 903.2.1-903.2.12 are deleted in their entirety.
 - (12) Subsection 903.3.5 is amended to add the following sentence “Hydrant water flow data used for the design of any sprinkler system shall be no more than 1-year-old.”
 - (13) Subsection 903.3.9 is added to read “Provide a minimum 10% but not less than 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.”

- (14) Subsection 903.4 is amended to read "...shall be electrically supervised by a fire alarm system"
- (15) Subsection 903.4.1 is amended to read "Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the Fire Department's communications center, via communication method approved by the fire code official."
- (16) Subsection 903.4.2 is deleted and replaced with: "Approved audible and visible appliances shall be connected to each automatic sprinkler system in accordance with Sections 903.4.2.1. and 903.4.2.3. Sprinkler system water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.
- (a) **Exterior Appliances. Visible Appliances.** A red lens 75 cd, weather-proof strobe light shall be provided above the fire department connection. The strobe light shall be supervised by the fire alarm system and shall only operate upon water-flow activation.
 - i. **Audible Appliances.** An audible appliance supervised by the fire alarm system shall be provided above the fire department connection.
 - (b) **Interior Appliances.** Interior audible and visible alarms supervised by a fire alarm system shall be provided in accordance with Sections 907.5.1 through 907.5.2.3.4.
 - (c) Fire sprinkler system inspectors test valves shall be accessible at all times and located no more than 6 feet above the finished floor. On multiple riser systems test valves shall be marked as to which riser and area it tests."
- (17) Subsection 903.4.3 is amended to read: "Approved supervised indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in multiple story buildings."
- (18) Subsection 903.6 is added to read "Provide an outside access door to the sprinkler riser valve room and fire pump room."
- (19) Subsection 903.7 is added to read "Provide a minimum 1-hour separation of the sprinkler valve room."
- (20) Subsection 905.3.9 is added to read "In all warehouse storage areas exceeding 20,000 square feet, and where storage exceeds 12' high, provide inside 2 ½" fire hose valves with a 1 ½" reducer to a 1 ½" connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2 ½" fire hose valves so that no portion of the warehouse and/or storage area is more than 120' maximum travel distance to a fire hose valve. Show the location of all racks and/or obstructions on the drawing."

- (21) Subsection 907.1.4 is added to read: “All fire alarm systems shall be of the addressable type.”
- (22) Subsection 907.2.1 is amended to remove “where the occupant load due to the assembly occupancy is 300 or more” from the end of the first sentence, and to delete the exception.
- (23) Subsection 907.2.2 is amended to remove “where one of the following conditions exists,” delete numbers 1-3, and delete the exception.
- (24) Subsection 907.2.3 is amended to delete exceptions 1-4.
- (25) Subsection 907.2.4 is amended to remove “where both of the following conditions exist,” delete numbers 1-2, and delete the exception.
- (26) Subsection 907.2.7 is amended to remove “where one of the following conditions exists,” delete numbers 1-2, and delete exceptions 1-2.
- (27) Subsection 907.2.8.1 is amended to delete exceptions 1-2.
- (28) Subsection 907.2.9.1 is amended to remove “where any of the following conditions apply,” delete numbers 1-3, and delete exception 2.
- (29) Subsection 907.2.10.1 is amended to delete exception 2.
- (30) Subsection 907.2.24 is added to read: “**Where required – new buildings and structures.** A fire alarm system utilizing automatic fire detectors and manual fire alarm devices shall be provided throughout all buildings not provided with an automatic sprinkler system complying with NFPA 13 or NFPA 13R.”
- (31) Subsection 907.5 is amended to read: “**Occupant notification systems.** A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation, in accordance with Sections 907.5.1 through 907.5.2.3.4. The activation of any of the following devices shall result in occupant notification:
 - (a) Automatic fire detectors.
 - (b) Automatic sprinkler system water flow devices.
 - (c) Manual fire alarm boxes.
 - (d) Automatic fire-extinguishing systems when installed in buildings or structures that are provided with occupant notification.”
- (32) Subsection 907.5.2.3.4 is added to read: “**Multi-tenant Group M.** In single story, multi-tenant Group M buildings any activation of the sprinkler system flow switch for each space, or manual or automatic fire detection in an individual unit shall active a weatherproof, clear outside strobe over the entrance to the tenant space in question. All outside strobes shall be 75 candelas minimum.”

- (33) Subsection 907.6.3 is amended to remove exceptions 1, 2 and 4.
- (34) Subsection 912.3 is amended to read: "All fire department connections shall be a 5" Storz connection with a 30-degree downturn."
- (35) Subsection 913.4.2 is added to read: "**Fire Sprinkler System – fire pump test header.**
- (a) Provide a supervised OS & Y control valve on all fire pump test headers.
 - (b) Provide an outside test header on fire pump installations."
- (36) Subsection 1008.3.3 is added to read: "6. All rooms containing the building fire sprinkler and standpipe riser(s) and fire alarm control panels(s)."
- (37) Subsection 1301.1.1 is amended to add the following at the end of the sentence: "with IL amendments (current edition)."
- (38) Subsection 1503.4.1 the last sentence is amended to read: "The installation and sizing of secondary emergency overflow drains, leaders and conductors shall comply with Section 1503.4.2."
- (39) Subsection 1603.1.3 is amended to add the following sentence at the end of the subsection: "All structural designs in the Village of La Grange shall meet or exceed a 25 pound per square foot ground snow load minimum with no reductions."
- (40) Subsection 1612.3 is amended to insert in the blanks: "the Village of La Grange" and "most recent."
- (41) Subsection 1612.4 is amended to add the following sentence at the end of the paragraph: "and any applicable Cook County Storm-water ordinance, FEMA, Metropolitan Water Reclamation District of Greater Chicago and Village of La Grange flood plain ordinances."
- (42) Subsection 1801 is amended to add the following subsection: "Continuous Foundations. All buildings intended for human occupancy shall be provided with a continuous foundation."
- (43) Subsections 1804.4 and 1804.5 are deleted in their entirety.
- (44) Subsection 1805.4.1 is amended to delete the exception.
- (45) Subsection 1805.4.3 is amended to add the following sentence at the end of the paragraph: "and applicable Subsections of the State of Illinois Department of Public Health Plumbing Code and Village of La Grange ordinances" and to delete the exception.

- (46) Subsection 1807.1.4 is amended to delete the section entirely and the following inserted in its place: "Permanent wood foundation systems are not permitted."
- (47) Subsection 1807.3 is amended to add the following sentence at the end of the paragraph: "No building intended for human occupancy shall contain posts or poles embedded in earth or concrete for a primary foundation."
- (48) Chapter 29 is deleted in its entirety and the following substituted: "The erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems is regulated by The Code of Ordinances of the Village of La Grange, Illinois which adopts the current edition of the Illinois State Plumbing Code (770 Ill. Admin. Code, Part 890) promulgated by the Illinois Department of Public Health."
- (49) Subsection 3001.1 is deleted in its entirety and the following substituted: "The design, construction, installation, alteration and repair of elevators and conveying systems and their components shall be governed by this chapter and the Elevator Safety and Regulation Act (225 ILCS 312/1 et seq.), as amended, enacted by the State of Illinois and by the current edition of the Illinois Elevator Safety Rules (41 Ill. Admin. Code, Part 1000) promulgated by the Office of the State Fire Marshal, the more stringent provision controlling."
- (50) Subsection 3002.4 is amended to read "**Elevator car to accommodate ambulance stretcher.** Where elevators are provided, with the exception of 1 and 2 family residential dwellings, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position, parallel to the wall and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame."
- (51) Chapter 35 is amended to refer to the most current edition of all standards listed.
- (52) Appendix E entitled "Supplementary accessibility requirements" is hereby adopted by reference as part of the Building Code of the Village as if fully set forth in this section.
- (53) Subsection E101.1 is amended to read: "The provisions of this appendix shall control the supplementary requirements for the design and construction of private facilities for accessibility for individuals with disabilities. The design and construction of public facilities shall comply with the Illinois Accessibility Code."
- (54) Appendix F entitled "RODENT PROOFING" is hereby adopted by reference as the as part of the Building Code of the Village as if fully set forth in this section.

- (55) Appendix G entitled "Flood-resistant construction" is hereby adopted by reference as the as part of the Building Code of the Village as if fully set forth in this section.
- (56) Subsection G105.1 is amended to read: "The Village Engineer shall hear and decide requests for variances. The Village Engineer shall base their determination on technical justifications and has the right to attach such conditions to variances as the Village Engineer deems necessary to further the purposes and objectives of this appendix and Section 1612."
- (57) Subsection G105.5 is amended to read: "The Village Engineer shall not issue a variance for any proposed development in a floodway if any increase in flood levels would result during the base flood discharge."

§ 150.23 INTERNATIONAL RESIDENTIAL CODE.

- (A) *Code Adopted.* The International Residential Code (One and Two Family Dwellings), 2015 edition, prepared and published by the International Code Council, is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The International Residential Code is amended as follows:
 - (1) Subsection R101.1 is amended to insert in the blank: "The Village of La Grange."
 - (2) Subsection R101.2 is amended to delete Exceptions 1 and 2.
 - (3) Sections 103-106 and 108-114 are deleted in their entirety.
 - (4) Section R202 is amended to add the following definitions:
 - (a) **ELEVATOR SAFETY AND REGULATION ACT.** The Elevator Safety and Regulation Act (225 ILCS 312/1 et seq.), as amended, enacted by the State of Illinois.
 - (b) **ILLINOIS ELEVATOR SAFETY RULES.** The current edition of the Illinois Elevator Safety Rules (41 Ill. Admin. Code, Part 1000) promulgated by the Office of the State Fire Marshal.
 - (c) **ILLINOIS STATE PLUMBING CODE.** The current edition of the Illinois State Plumbing Code (770 Ill. Admin. Code, Part 890) promulgated by the Illinois Department of Public Health.
 - (d) **LIFE SAFETY CODE.** The National Fire Protection Association Life Safety Code (55 Ill. Admin. Code 100 et seq.) adopted by the Office of the State Fire Marshal.
 - (5) Table R301.2 (1) is amended to delete the table and replace it with the following table and sentence: "All design criteria for residential construction shall comply with this

code and all applicable provisions of the current version of the International Energy Conservation Code as adopted by the State of Illinois."

Ground Snow Load	Wind Design				Seismic Design Category		
	Speed (mph)	Topographic Effects	Special Wind Region	Wind Borne Debris Zone			
25	90	No	No	No	A		
Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Index Freezing	Mean Annual Temp
Weathering	Frost Line Depth	Termite					
Severe	42"	Moderate to Heavy	-4	Yes	See Local Ordinance	2000	50.6

- (6) Subsection R301.2.4 is amended to add the following sentence at the end of the paragraph: "and any applicable Cook County storm-water ordinance, FEMA, Metropolitan Water Reclamation District of Greater Chicago or other Village of La Grange codes, ordinances or requirements."
- (7) Subsection R302.1 Exception 4 is amended to read "All detached garages accessory to a dwelling shall be allowed to have an exterior wall minimum fire separation distance of 3 feet from a lot line."
- (8) Subsection R302.2 is amended to remove Item 2.
- (9) Subsection R302.6 is amended to delete the section entirety and the following inserted in its place: "The interior of an attached garage shall have not less than 5/8-inch Type X gypsum board or equivalent throughout."
- (10) Table R302.6 is amended by deleting the table entirely.
- (11) Subsection R302.11.1.1 is amended to delete the section entirety and the following inserted in its place: "All fire blocking materials shall comply with Subsection 302.11.1 and only rigid materials shall be permitted for compliance with the 10-foot horizontal fire blocking requirement."
- (12) Subsection R302.11.1.2 is amended to delete the subsection entirely.
- (13) Subsection R302.11.1.3 is amended to delete the subsection entirely.
- (14) Subsection R302.12 is amended to delete "1,000 square feet" and replace with "500 square feet."
- (15) Subsection R303.5 is amended to add the following sentence at the end of the paragraph: "or installed per manufacturer's installation instructions."

- (16) Subsection R303.5.2 is amended to delete the section entirely and the following inserted in its place: "Exhaust air shall not be directed onto walkways, stairs, decks, cooling equipment, electric meter boxes, any part or portion of the building or accessory structure or discharged under decks or porches, without specific written permission from the Building Official due to specific existing conditions."
- (17) Subsection 305.1.1 is amended to add the following sentence at the end of the paragraph: "Where allowed by the Building Official due to specific existing conditions, basement ceiling height for all habitable and non-habitable rooms in basements may be reduced to a minimum 6 feet 5 inches without encroachment as outlined in the exception."
- (18) Subsection R309.1 is amended to add the following sentence at the end of the paragraph: "The garage floor shall be poured a minimum of six inches below the top of the foundation or have a concrete gas curb a minimum of six inches tall at all walls of the garage abutting the house."
- (19) Subsection R309.5 is deleted in its entirety.
- (20) Subsection R310.2.4 is amended to add the following sentence at the end of the paragraph: "Doors, hatches, and covers under decks and porches shall comply with Subsection 310.1.1"
- (21) Subsection R310.6 is deleted in its entirety.
- (22) Subsection R313.2 is amended to add the following exception:
 - (a) When traditional milled or solid sawn-cut dimensional lumber is used as the sole method of construction and 5/8" Type X drywall is utilized throughout the structure, an automatic sprinkler system shall not be required. Engineered Laminated Veneer Lumber shall be allowed when the beam and it's supporting members are protected by 5/8" Type X drywall.
- (23) Subsection R314.1 is amended to add the following sentence at the end of the paragraph: "In addition to the requirements outlined in this section, all smoke alarms shall be installed in accordance with the State of Illinois Smoke Detector Act, Village of La Grange ordinances and the more stringent requirements shall always apply."
- (24) Subsections 314.7, 314.7.1, 314.7.2, 314.7.3, 314.7.4 are deleted.
- (25) Subsection R315.1 is amended to add the following sentence at the end of the paragraph: "In addition to the requirements outlined in this Subsection, all carbon monoxide alarms shall be installed in accordance with the State of Illinois Carbon Monoxide Alarm Detector Act, Village of La Grange ordinances and the more stringent requirements shall always apply."
- (26) Subsections 315.6, 315.6.1, 315.6.2, 315.6.3, 315.6.4 are deleted.

- (27) Subsection R317.1.2 is amended to delete the section entirely and the following inserted in its place: "Wood framing, supports, posts or poles shall not be permitted to be installed in a manner so as to be in direct contact with the ground or encased in concrete in the ground. All wood framing, supports, post or poles shall be properly supported on piers secured by approved attachment methods and at no time shall any wood framing, supports, posts or poles be installed in a manner to be in contact with groundwater or submerged in fresh water.

Exception:

This Subsection shall not apply to fences or other decorative construction not intended to support human occupant loads."

- (28) Section R321 is deleted in its entirety and replaced with: "The design, construction, installation, alteration and repair of elevators and conveying systems and their components is regulated by the Elevator Safety and Regulation Act (225 ILCS 312/1 et seq.), as amended, enacted by the State of Illinois and by the current edition of the Illinois Elevator Safety Rules (41 Ill. Admin. Code, Part 1000) promulgated by the Office of the State Fire Marshal."
- (29) Subsection R322.1 is amended to add the following sentence at the end of the paragraph: "and any applicable Cook County floodplain ordinance, FEMA, Metropolitan Water Reclamation District of Greater Chicago or other Village of La Grange ordinances."
- (30) Subsection 324.4 is amended to adding the following sentence at the end of the paragraph: "and have the seal of a state licensed architect or structural engineer."
- (31) Section R401 is amended to remove any reference to wood foundations.
- (32) Subsection R401.3 is deleted and replaced with: "All surface drainage and storm-water management shall comply with all applicable Village of La Grange ordinances and best practice engineering guidelines."
- (33) Subsection R402.1 is amended to delete the section entirely and the following inserted in its place: "Wood footings and foundations shall be prohibited."
- (34) Subsection R403.1 is amended by deleting the words "crushed stone footings and wood foundations."
- (35) Subsection R403.1.1 is amended by adding the following sentence at the end of the paragraph: "The footing width, W, shall be at least twice the width of the foundation wall being supported. The footing thickness, T, shall be at least as thick as the width of the foundation wall being supported. Footing projections, P, shall project equally on either side of the foundation wall."
- (36) Subsection R403.1.4.1 is amended by deleting exception 2 and 3 and changing exception 1 to read as follows: "Protection of free-standing accessory structures with

an area of 660 square feet or less, of light frame construction, no more than one story, without an accessible staircase, shall not be required.”

- (37) Subsection R403.2 is deleted in its entirety.
- (38) Subsection R403.3 is deleted in its entirety.
- (39) Subsection R403.4.1 is amended by deleting the text entirely and adding the following: "Crushed stone footings are prohibited."
- (40) Subsection R404.1.3 is amended by adding the following sentence at the end of the paragraph: "All foundations for primary structures or habitation shall bear the seal of an Illinois licensed architect or structural engineer."
- (41) Subsection R404.1.7 is amended by adding the following at the end of the paragraph: "Backfill soil being placed against the foundation wall shall not contain any portion compacted together that is more than 6 inches in diameter and no backfill shall consist of broken concrete, foreign matter or frozen soils."
- (42) Subsection R404.2 and all subsections and related tables are amended by entirely deleting and adding the following: "Wood foundations shall be prohibited."
- (43) Subsection R405.1 is amended by adding the following sentence at the end of the paragraph: "All drains, drainage tile, pipe, material or systems shall be a minimum of 4" round perforated pipe."
- (44) Subsection R405.2 is amended by deleting the text entirely and inserting in its place: "Wood foundations are prohibited."
- (45) Subsection R406.3 and all references to wood foundations are deleted and the following added: "Wood foundations shall be prohibited."
- (46) Subsection R408.8 is created to read as follows: "R408.8 Crawl Space Floor Slab. Crawl space areas proposed to have a finished floor are required to meet or exceed the following minimum requirements: Two (2") inch slush coat of poured concrete installed over a six (6) mil-thick polyethylene film moisture barrier with all joints lapped a minimum of six (6) inches, over a minimum two (2") inches of compacted stone."
- (47) Subsection R502.7.1 is amended by deleting the words "Joists exceeding a nominal 2 inches by 12 inches (51mm by 305mm)" and replacing it with "All joists."
- (48) Subsection R504.1 is amended to delete the text entirely and the following inserted in its place: "General. Pressure preservative treated-wood floors on ground shall only be allowed for accessory structures, not including garages, 250 square feet or less."
- (49) Subsection R506.1 is amended by replacing the words "3.5 inches" with "4 inches."

- (50) Subsection R506.2.1.1 is added to read as follows: "R506.2.1.1 Back-Fill under Concrete Floors at Attached Garages. The sub-base for poured concrete garage floors shall be undisturbed inorganic soil. All fill material shall be clean, compactable graded sand, crushed stone, or gravel placed in compacted lifts. The use of organic soils as fill material is prohibited."
- (51) Subsection R506.2.2 is amended by deleting the exception.
- (52) Subsection R507.1 is amended to add subsection R507.1.1 to read: "Lateral connection required. All decks projecting 8 feet or more above grade shall be positively anchored to the primary structure and designed for both vertical and lateral loads."
- (53) Subsection R602.6.1 is amended by deleting the exception.
- (54) Table R702.3.5 shall be amended to delete 3/8" thickness in its entirety.
- (55) Subsection R703.9 is amended by adding the following: "All exterior insulation finish systems (EIFS) installed on any portion of a one- or two-family dwelling or accessory structure shall be installed only on masonry or metal substructure components. EIFS shall not be installed over, next to, or in contact with wood materials."
- (56) Subsection R703.9.2.1 is added to read as follows: "(EIFS) Special Inspections. All exterior insulation finish system (EIFS) installed on any portion of a one- or two-family dwelling for an exterior covering requires that a certification of proper installation be submitted as a special inspection. Before permit issuance, a statement of special inspections prepared by the registered design professional shall be submitted detailing the individuals and approved agencies intended to be retained for conducting these inspections. This report and signed certification shall be submitted to the Village before any occupancy will be granted."
- (57) Subsection R802.8.1 is amended by replacing: "1-inch by 3-inch wood strip" with "2-inch by 4-inch wood strip".
- (58) Subsection R1003.9.2 is amended by replacing: "Where a spark arrester is installed on a masonry chimney, the spark arrester shall meet all of the following requirements:" with "A spark arrester shall be installed on masonry chimneys that serve all wood or solid fuel burning hearths, fireboxes, stoves or appliances and shall meet all of the following requirements:"
- (59) Chapter 11 Energy Efficiency is amended by deleting the entire chapter and replacing with: "All energy efficiency requirements shall be dictated by the current version of the International Energy Conservation Code with amendments as adopted by the State of Illinois".
- (60) Subsection M1305.1.2 is amended to add the following sentence: "Appliances in Mechanical rooms shall have a minimum 1 hr. fire rating for all walls and door."

- (61) Subsection M1305.1.3 is amended to add the following sentence: "Appliances in attics shall be installed in a room having a minimum 1 hr. fire rating for all walls and door."
- (62) Subsection M1307.6 is amended to delete the subsection entirely and the following inserted in its place: "Potable water and drainage system connections to equipment and appliances regulated by this code shall comply with the State of Illinois Department of Public Health Plumbing Code, current version."
- (63) Subsection M1411.3.1.1 is amended by adding the following sentence at the end of the paragraph: "Water level monitoring devices shall be installed so the float or sensor is as close to the bottom of the drain pan as possible to shut down the equipment when a minimal amount of condensate is detected."
- (64) Subsection M1411.3.2 is amended by inserting the following sentence: "All condensate disposal systems, drain piping and materials shall comply with the State of Illinois Department of Public Health Plumbing Code, current version".
- (65) Subsection M1502.3 is amended by adding the following sentence at the end of the paragraph: "In addition to the above requirements exhaust duct terminations shall not terminate any closer than 3 feet (914mm) to meter boxes, cooling equipment, and generators and shall never terminate under decks or porches unless specifically approved by the Building Official due to specific existing conditions."
- (66) Subsection M1601.1.1 is amended by entirely deleting provisions 5, 7, 7.1, 7.2, 7.3 and 7.4 and by adding the following at the end of the paragraphs: "All supply and return ducts shall be made of galvanized sheet metal in the appropriate thickness as specified in table M1601.1.1 (2) or other approved materials as outlined in ASHRAE or SMACNA standards. The use of stud or joist bays as returns or supplies is prohibited. The use of flex duct shall be permitted providing such duct does not exceed 10 feet in length and complies with the current version of the International Energy Conservation Code as adopted by the State of Illinois."
- (67) Subsection M2005.1 is amended by adding the following sentence at the end of the paragraph: "In addition to the requirements listed in this Subsection, all water heaters shall be installed in accordance with the State of Illinois Department of Public Health Plumbing Code, current version."
- (68) Subsection M2105.1 is amended by adding the following sentence at the end of the paragraph: "All testing as required by this Subsection shall be witnessed by the Building Official or his designee. An inspection performed by the Building Official or his designee shall be required prior to the closing of any trench or ground opening associated with ground source heat pump system loop piping."
- (69) Subsection G2401.1 is amended by adding the following to the end of the third paragraph after International Fuel Gas Code: "and Village of La Grange adopted ordinances."

- (70) Subsection G2404.10 is amended by adding the following sentence at the end of the paragraph: "Auxiliary drain pans shall comply with this Subsection and Subsection M1411.3.1.1 as amended."
- (71) Subsection G2405.1 is amended by adding the following sentence at the end of the paragraphs: "All gas piping shall be properly supported and attached directly to the building structure only. No gas piping shall ever be attached to or supported by other piping or ductwork."
- (72) Subsection G2407.11 is amended by entirely deleting Exception 1 and adding the following sentence at the end of the paragraph: "Ducts required for conveying combustion air shall be constructed with the provisions of Chapter 16 of this code and Village of La Grange applicable ordinances and amendments."
- (73) Subsection G2412.1.1 is amended by adding the following sentence at the end of the paragraphs: "No utility service piping shall ever be attached to or supported by other piping or ductwork or hung from the floor or roof deck above. All piping shall be properly supported and attached directly to the building structure only."
- (74) Subsection G2414.5.2 is amended by entirely deleting the subsection and the following inserted in its place: "Copper tubing of any type shall not be utilized for the conveyance or supply of any type of natural or propane gases."
- (75) Subsection G2414.6 is amended by adding the following sentence at the beginning of the first paragraph: "Polyethylene plastic pipe, tubing fittings and any other type of plastic piping shall be utilized for the conveyance or supply of any type of natural or propane gases below ground only, no installations above grade or within a structure."
- (76) Subsection G2415.12 is amended by deleting "12 inches (305mm)" and replacing it with "18 inches."
- (77) 75. Subsection G2415.12.1 is amended by deleting "8 inches (203mm)" and replacing it with "12 inches."
- (78) Subsection G2415.13 is amended by adding the following sentence at the end of the paragraph: "Any trench containing gas pipe shall be inspected and approved by the Building Official or his designee prior to closing the trench."
- (79) Subsection G2415.17.3 is amended by adding the following sentence at the end of the paragraph: "Tracer wires shall only be yellow in color and shall terminate a minimum of 6 inches above grade."
- (80) Subsection G2418.1 is amended by adding the following sentence at the end of the paragraphs: "All gas piping shall be properly supported and attached directly to the building structure only. No gas piping shall ever be attached to or supported by other piping or ductwork or hung from the floor or roof deck above."

- (81) Subsection G2422.1 is amended by adding the following exception: "Exception. All furnaces, boilers, and water heaters shall be connected to the piping system with rigid metallic pipe and fittings only, unless specified otherwise by the manufacturer or in the case of emergency as determined and approved by the Building Official."
- (82) Subsection G2422.1.2.1 is amended by deleting "6 feet (1829mm)" and replacing it with: "3 feet or as approved by the Building Official."
- (83) Subsection G2422.1.3.1 is added to read as follows: "Connection of Standby Generators. Standby generators, whether permanent or temporary, shall not be connected to the gas piping system using a rigid pipe connection."
- (84) Subsection G2427.3.5 is amended by deleting the text entirely and adding: "No appliance venting system shall pass through or be in contact with above ceiling air handling spaces."
- (85) Chapters 25 through 32 are deleted and the following sentence inserted: "All plumbing work within the Village of La Grange shall comply with the State of Illinois Department of Public Health Plumbing Code, current version."
- (86) Subsection P3303.1 is amended by entirely deleting that Subsection and replacing it with the following sentence: "The sump pit and discharge piping shall comply with all applicable Village of La Grange ordinances, regulations, storm-water management plans, directions provided by the Village Engineer, and all applicable provisions of the State of Illinois Department of Public Health Plumbing Code, current version."
- (87) Subsection P3303.1.2 is amended by adding the following sentence at the end of the paragraph: "No sump pit shall be constructed of steel or cast iron."
- (88) Chapters 34 through 43 are deleted and the following sentence inserted: "NFPA 70 and all Village of La Grange amendments to NFPA 70 shall apply to all electrical work in one- and two-family dwellings located within Village limits."
- (89) Appendix G entitled "Piping standards for various applications" is hereby adopted by reference as part of this code as if fully set forth in this section.
- (90) Appendix O entitled "Automatic vehicular gates" is hereby adopted by reference as part of this code as if fully set forth in this section.

§ 150.24 INTERNATIONAL PROPERTY MAINTENANCE CODE.

- (A) *Code Adopted.* The International Property Maintenance Code, 2015 Edition, prepared and published by the International Code Council, is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The International Property Maintenance Code is amended as follows:

- (1) Subsection 101.1 is amended by inserting in the blank: "The Village of La Grange."
- (2) Subsection 102.3 is amended to delete the subsection entirely and the following inserted in its place: "Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Energy Conservation Code, International Fire Code or National Fire Protection Association Life Safety Code (most stringent to apply), International Mechanical Code, International Residential Code for One- and Two-Family Dwellings, National Electric Code, Illinois State Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of Chapter 154 of the Code of Ordinances"
- (3) Sections 103,104 and 112 are deleted in their entirety.
- (4) Subsection 106.4 is amended to delete the subsection entirely and the following inserted in its place: "Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine as outlined in Section 150.20; and each day that the violation continues shall constitute a separate offense and is subject to a separate fine."
- (5) Subsection 108.1.3 is amended to delete the subsection entirely and the following inserted in its place: "Any structure or premises which the code official finds to be unfit for human occupancy or use may be so labelled with a placard by the code official. For the purpose of this code, the following conditions shall render structures unfit for human occupancy:
 - (a) A structure which is so decayed, dilapidated, unsanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 - (b) A structure which lacks illumination, ventilation, heat, sanitation facilities, utilities, or other essential equipment required by this code or is in a location which constitutes a hazard to the occupants of the structure or to the public.
 - (c) A structure which has been damaged by fire, wind or explosion to the extent that it does not provide adequate shelter from the elements or appears to be structurally unsafe.
 - (d) A structure which, through misuse, improper maintenance, or abuse appears to have many flagrant violations of building code requirements.
- (6) Subsection 201.3 is amended to delete the subsection entirely and the following inserted in its place: "Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Mechanical Code, Illinois State Plumbing Code, International Residential Code for One- and Two-

Family Residences, Code of Ordinances Village of La Grange, International Fire Code, National Fire Protection Association Life Safety Code, National Electric Code or NFPA 70, such terms shall have the meanings ascribed to them in those codes."

- (7) Subsection 302.3 is amended by adding the following sentence at the end of the paragraph: "All parking lot striping including accessible parking spaces and signage, shall be maintained and updated in accordance with all the requirements of the applicable Village of La Grange ordinances and the Illinois Accessibility Code."
- (8) Subsection 302.4 is amended by Inserting in the blank: "ten (10) inches in height."
- (9) Subsection 302.8 is amended by adding the following to the end of the paragraph: "All motor vehicles must be parked on an improved all-weather dustless hard surface as defined by Chapter 154 (Zoning) of Municipal Code, Village of La Grange, Illinois."
- (10) Subsection 302.10 is added to read: "**Outdoor Storage.** The storage of materials, supplies, commodities or property other than vehicles in good running condition, currently licensed by the State and the Village, except where such goods or items are wholly located within a structure, shall not be permitted. The on-site storage of building material for a reasonable time in connection with the construction of any lawfully permitted structure anywhere in the Village shall not be considered a violation of this Code. Further, the storage of firewood shall be maintained as follows: All firewood must be neatly stacked in a rack or area raised off the ground a minimum distance of six (6) inches. Stacks of cut firewood shall not exceed five (5) feet in height. The total length of the firewood stack shall not exceed twenty (20) feet. Storage shall be arranged and located in the rear yard area only, and in a manner that does not constitute a hazard or nuisance."
- (11) Subsection 303.1 is amended to delete the subsection entirely and the following inserted in its place: "Swimming pools, spas, hot tubs and similar equipment shall be maintained in a clean and sanitary condition, and in good repair."
- (12) Subsection 304.13.1 is amended by inserting the following sentence at the end: "If glazing is broken or missing it must be replaced in kind."
- (13) Subsection 304.14 is amended by inserting in the blanks: "May 1" and "October 1."
- (14) Subsection 404.4.5 is amended by adding the sentence at the end of the paragraph: "and the Village of La Grange adopted fire code, life safety code and other applicable ordinances."
- (15) Subsection 502.5 is amended to delete the subsection entirely and the following inserted in its place: "Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the Illinois State Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises."

- (16) Subsection 505.1 is amended to delete the subsection entirely and the following inserted in its place: "Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Illinois State Plumbing Code.
- (17) Subsection 506.3 is amended to delete the first sentence and replace it with the following: "Grease interceptors and automatic grease removal devices shall be maintained in accordance with the State of Illinois Department of Public Health Plumbing Code, applicable Cook County Department of Public Health regulations and the manufacture's installation instructions."
- (18) Subsection 507.1 is amended to add the following sentence at the end of the paragraph: "Storm-water runoff from downspouts or a similar discharge conveyance must be directed in such a manner as to prevent discharge or overflow onto an adjoining property or right of way. All storm-water discharge must be a minimum of 5' from a property line for principal structures, 3' from the property line for detached accessory structures. No discharge shall be closer than 10' from a public right of way. All discharge locations are subject to the approval of the Building Official."
- (19) Subsection 507.2 is added to read as follows: "Discharge of sump pumps. Sump pumps and similar devices must discharge to the rear yards a minimum of 5' from a lot line and must not discharge beyond the property lines of the lot on which the pump is installed unless specifically approved by the Building Official."
- (20) Subsection 602.2 is amended to delete the text entirely and the following inserted in its place: "Dwellings shall have heating equipment and facilities capable of maintaining a room temperature of not less than 65°F (18 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms. Neither cooking appliances nor portable, unvented fuel-burning space heaters may be used to provide required heating."
- (21) Subsection 602.3 is amended by inserting in the blanks: "September 15 and May 30"; by deleting "68" and replacing "65"; and by deleting both Exemption 1 and 2.
- (22) Subsection 602.4 is amended by inserting in the blanks: "September 15 and May 30."

§ 150.25 INTERNATIONAL EXISTING BUILDING CODE.

- (A) *Code Adopted.* The International Code Council is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The International Existing Building Code is amended as follows:
 - (1) Subsection 101.1 is amended by inserting in the blank: "Village of La Grange."

- (2) Sections 103, 105, 106-109, 113-114 are deleted in their entirety.
- (3) Section 202 Definitions is amended by changing the definition of PRIMARY FUNCTION to read: "See Principal Use definition in Chapter 154."
- (4) Subsection 1008.4 is deleted in its entirety.

150.26 INTERNATIONAL MECHANICAL CODE.

- (A) *Code Adopted.* The International Mechanical Code, 2015 Edition, prepared and published by the International Code Council, Council is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The International Mechanical Code is amended as follows:
 - (1) Subsection 101.1 is amended by inserting in the blank: "The Village of La Grange".
 - (2) Sections 103, 104 and 106 are deleted in their entirety.
 - (3) Subsection 108.4 is deleted and replaced with: "As prescribed in § 150.20".
 - (4) Subsection 108.5 is deleted and replaced with: "As prescribed in § 150.19".
 - (5) Subsection 301.11 is amended by adding replacing "International Plumbing Code" with "Current Edition of State of Illinois Plumbing Code".
 - (6) Subsection 305.3 is amended to add the following sentence: "All mechanical piping shall be supported or fastened directly to the structural supports of the building. Mechanical piping shall not be hung from the roof deck or floor deck above, or from other ductwork or piping.
 - (7) Subsection 501.6 is added to read as follows: "Independent System Required. Single or combined mechanical exhaust systems from bath, toilet, urinal, service sink closets, and similar rooms shall be independent of all other exhaust systems."
 - (8) Subsection 602.3 is amended by deleting the subsection entirely.
 - (9) Subsection 603.10 is amended to add the following sentence: "All mechanical duct work shall be supported or fastened directly to the structural supports of the building. Mechanical duct work shall not be hung from the roof deck or floor deck above, or from other ductwork or piping.
 - (10) Subsection 603.12 is amended by adding the following sentence at the end of the paragraph: "All ductwork passing through unconditioned spaces shall be insulated either internally or externally in accordance with the provisions of Subsection 604."

- (11) Subsection 801.14.1 is created to read as follows: "Automatic shut off. Power exhausters shall be electrically connected to each appliance to prevent the operation of the appliance when the power exhauster is not in operation."

§ 150.27 INTERNATIONAL FUEL GAS CODE.

(A) *Code Adopted.* The International Fuel Gas Code, 2015 Edition, prepared and published by the International Code Council, Council is adopted with the amendments stated in Subsection (B) below.

(B) *Amendments.* The International Fuel Gas Code is amended as follows:

- (1) Subsection 101.1 is amended by inserting in the blank: "The Village of La Grange."
- (2) Sections 103, 104 and 106 are deleted in their entirety.
- (3) Subsection 108.4 is deleted and replaced with: "As prescribed in § 150.20."
- (4) Subsection 108.5 is deleted and replaced with: "As prescribed in § 150.19."
- (5) Subsection 109 is amended to delete the section entirely and the following inserted in its place "The Building Board of Appeals of the Village of La Grange shall serve as the electrical board."
- (6) Subsection 402.4 is amended to delete all tables and references regarding the usage of semi-rigid copper for the conveyance or supply of natural or propane fuel gases from the point of delivery to the connections of the appliances.
- (7) Subsection 403.4.3 is amended to delete that subsection entirely and the following inserted in its place: "The use of copper and brass piping and fittings for the conveyance of fuel gas is prohibited."
- (8) Subsection 403.4.4 is amended to delete that subsection entirely and the following inserted in its place: "The use of aluminum alloy pipe for the conveyance of fuel gas is prohibited."
- (9) Subsection 403.5.2 is amended by entirely deleting that subsection.
- (10) Subsection 403.5.3 is amended by entirely deleting that subsection.
- (11) Subsection 407.2.1 is created to read as follows: "Structural Attachment. All fuel gas piping shall be supported or fastened directly to the structural supports of the building. Fuel gas piping shall not be hung from the roof deck or floor deck above or from any ductwork or piping."
- (12) Subsection 411.1 is amended by replacing the words: "Except as required by Subsection 411.1.1, appliances shall be connected to the piping system by one of the following:" with the following words: "Furnaces, water heaters, boilers and other gas

appliances other than range top units and clothes dryers, unless specifically required by the manufacturer shall be connected to the gas piping system by only rigid metallic pipe and fittings. Appliances as outlined in Subsection 411.1.1 shall be connected to the piping system by one of the following:"

§ 150.28 INTERNATIONAL FIRE CODE.

- (A) *Code Adopted.* The International Fire Code, 2015 Edition, prepared and published by the International Code Council, Council is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The International Fire Code is amended as follows:
- (1) Subsection 101.1 is amended by inserting in the blank: "The Village of La Grange."
 - (2) Section 103 is deleted in its entirety.
 - (3) Sections 108, 111, and 113 are deleted in their entirety.
 - (4) Subsection 109.4 is deleted and replaced with: "As prescribed in § 150.20."
 - (5) Subsection 307.6 is added to read: "**Materials.** Open burning on residential property shall be limited to seasoned firewood only. No burning of waste, leaves or other materials is allowed."
 - (6) Subsection 506.1 is amended to read as follows: "**Where required.** All buildings equipped with a fire alarm or fire suppression system shall provide a fire department key box on the exterior of the building. The box shall contain keys to allow fire department entry in the event of fire alarm activation or an emergency. The fire code official may also require a fire department key box on buildings not equipped with a fire alarm or fire suppression system if access to the building is unduly difficult. All fire department key boxes, location of the key boxes, and the number of key boxes required shall be approved by the fire code official. The key box shall be mounted at a height of five feet six inches (5' 6") above the finished grade."
 - (7) Subsection 507.5.1 is amended to read as follows: "**Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official."
 - (8) Subsection 509.1.2 is added to read: "**Utility Disconnecting Means.** A shunt trip of the Knox 4500 or similar design shall be installed and located as required by the fire code official."

- (9) Subsection 902.1 is amended to revise the definition of fire area to read “The aggregate floor area bounded by the exterior walls of a building; regardless of fire walls, fire barriers, or fire resistance-rated horizontal assemblies.”
- (10) Subsections 903.2 is amended to read: “Approved automatic sprinkler systems shall be provided in all occupancies” and to add the following exception: “One- and Two-family dwellings shall reference the IRC.”
- (11) Subsections 903.2.1-903.2.12 are deleted in their entirety.
- (12) Subsection 903.3.5 is amended to add the following sentence “Hydrant water flow data used for the design of any sprinkler system shall be no more than 1-year-old.”
- (13) Subsection 903.3.9 is added to read “Provide a minimum 10% but not less than 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.”
- (14) Subsection 903.4 is amended to read “...shall be electrically supervised by a fire alarm system”
- (15) Subsection 903.4.1 is amended to read “Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the Fire Department’s communications center, via communication method approved by the fire code official.”
- (16) Subsection 903.4.2 is deleted and replaced with: “Approved audible and visible appliances shall be connected to each automatic sprinkler system in accordance with Sections 903.4.2.1. and 903.4.2.3. Sprinkler system water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.”
 - a. 903.4.2.1 is added to read: “**Exterior Appliances. Visible Appliances.** A red lens 75 cd, weather-proof strobe light shall be provided above the fire department connection. The strobe light shall be supervised by the fire alarm system and shall only operate upon water-flow activation.”
 - i. 903.4.2.1.1 is added to read: “**Audible Appliances.** An audible appliance supervised by the fire alarm system shall be provided above the fire department connection.”
- (17) 903.4.2.2 is added to read: “**Interior Appliances.** Interior audible and visible alarms supervised by a fire alarm system shall be provided in accordance with Sections 907.5.1 through 907.5.2.3.4”
- (18) 903.4.2.3 is added to read: “Fire sprinkler system inspectors test valves shall be accessible at all times and located no more than 6 feet above the finished floor. On multiple riser systems test valves shall be marked as to which riser and area it tests.”

- (19) Subsection 903.4.3 is amended to read: “Approved supervised indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in multiple story buildings.”
- (20) Subsection 903.6 is added to read “Provide an outside access door to the sprinkler riser valve room and fire pump room.”
- (21) Subsection 903.7 is added to read “Provide a minimum 1-hour separation of the sprinkler valve room.”
- (22) Subsection 905.3.9 is added to read “In all warehouse storage areas exceeding 20,000 square feet, and where storage exceeds 12’ high, provide inside 2 ½” fire hose valves with a 1 ½” reducer to a 1 ½” connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2 ½” fire hose valves so that no portion of the warehouse and/or storage area is more than 120’ maximum travel distance to a fire hose valve. Show the location of all racks and/or obstructions on the drawing.”
- (23) Subsection 907.1.4 is added to read: “All fire alarm systems shall be of the addressable type.”
- (24) Subsection 907.2.1 is amended to remove “where the occupant load due to the assembly occupancy is 300 or more.” from the end of the first sentence and to delete the exception.
- (25) Subsection 907.2.2 shall be amended to remove “where one of the following conditions exists,” delete numbers 1-3, and delete the exception.
- (26) Subsection 907.2.3 shall be amended to delete exceptions 1-4
- (27) Subsection 907.2.4 is amended to remove “where both of the following conditions exist,” delete numbers 1-2, and delete the exception
- (28) Subsection 907.2.7 is amended to remove “where one of the following conditions exists,” delete numbers 1-2, and delete exceptions 1-2.
- (29) Subsection 907.2.8.1 is amended to remove exceptions 1-2.
- (30) Subsection 907.2.9.1 is amended to remove “where any of the following conditions apply,” delete numbers 1-3, and delete exception 2.
- (31) Subsection 907.2.10.1 is amended to remove exception 2.
- (32) Subsection 907.2.24 is added to read: “**Where required – new buildings and structures.** A fire alarm system utilizing automatic fire detectors and manual fire alarm devices shall be provided throughout all buildings not provided with an automatic sprinkler system complying with NFPA 13 or NFPA 13R.”

- (33) Subsection 907.5 is amended to read: “**Occupant notification systems.** A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation, in accordance with Sections 907.5.1 through 907.5.2.3.4. The activation of any of the following devices shall result in occupant notification:
- a. Automatic fire detectors.
 - b. Automatic sprinkler system water flow devices.
 - c. Manual fire alarm boxes.
 - d. Automatic fire-extinguishing systems when installed in buildings or structures that are provided with occupant notification.”
- (34) Subsection 907.5.2.3.4 is added to read: “**Multi-tenant Groups A, B, and M.** In single story, multi-tenant Group A, B, and M buildings any activation of the sprinkler system flow switch for each space, or manual or automatic fire detection in an individual unit shall active a weatherproof, clear outside strobe over the entrance to the tenant space in question All outside strobes shall be 75 candelas minimum.”
- (35) Subsection 907.6.3 is amended to remove exceptions 1, 2 and 4.
- (36) Subsection 912.3 is amended to read: “All fire department connections shall be a 5” Storz connection with a 30-degree downturn.”
- (37) Subsection 913.4.2 is added to read: “**Fire Sprinkler System.** Fire pump test header.
- (38) Provide a supervised OS & Y control valve on all fire pump test headers.
- (39) Provide an outside test header on fire pump installations.
- (40) Subsection 1008.3.3 is added to read: “6. All rooms containing the building fire sprinkler and standpipe riser(s) and fire alarm control panels(s).”
- (41) Appendix B entitled “Fire flow requirements for buildings” is hereby adopted by reference as the as part of this code as if fully set forth in this section.
- (42) Appendix C entitled "Fire hydrant locations and distribution" is hereby adopted by reference as the as part of this code as if fully set forth in this section.
- (43) Appendix D entitled "Fire apparatus access roads" is hereby adopted by reference as the as part of this code as if fully set forth in this section.
- (44) Section D105 shall apply to all new development greater than 1 acre.

§ 150.29 INTERNATIONAL SWIMMING POOL AND SPA CODE.

- (A) *Code Adopted.* The Swimming Pool and Spa Code, 2015 Edition, prepared and published by the International Code Council, is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The International Swimming Pool and Spa Code is amended as follows:
- (1) Subsection 101.1 is amended by inserting in the blank: “The Village of La Grange.”
 - (2) Sections 103-106 and 108 shall be deleted in their entirety.
 - (3) Subsection 107.4 is deleted and replaced with: “As prescribed in § 150.20.”
 - (4) Subsection 107.5 is deleted and replaced with: “As prescribed in § 150.19.”
 - (5) Subsection 305.1.1 shall be added to read: “Barriers shall comply with all requirements for fences in the Village of La Grange Zoning Ordinance.”
 - (6) Subsection 305.2.4 is deleted in its entirety.
 - (7) Subsection 305.2.7 is deleted in its entirety.
 - (8) Subsection 307.10 is added to read: “LOCATION: All pools must be visible from inside your home.
 - (a) No shrub, bush, tree, structure, equipment or other impediment to vision, except the required fence and gate, may be placed as to impair the visibility of the entire area of the pool surface from the side of the pool nearest the dwelling on the premises. In case of round or irregularly shaped pools, the side of the pool is considered as a projection of the face nearest the dwelling.
 - (b) Pools must be eight feet from any building, including any balcony, roofed porch, or similar structure. This distance is measured from the eave or edge of structure to the water’s edge.
 - (c) Pools cannot be installed within an easement.
 - (d) Pools must be 10 feet from all overhead power lines.
 - (e) Pools must be 5 feet away, measured horizontally, from any underground power lines. This distance is measured horizontally from the water’s edge.
 - (f) Pools must also comply with all applicable requirements of the Zoning Code.”
 - (9) Subsection 323.4 shall be added to read: “Abandoned pools or unused pools. Abandoned or unused pools on residential property which are not occupied for a period of 30 days or more shall be completely drained or equipped with a cover approved by the Building Official as being adequate to prevent accidental drowning.
 - (10) Subsection 811.1 is deleted in its entirety.

§ 150.30 NATIONAL ELECTRICAL CODE.

- (A) *Code Adopted.* The National Electrical Code, 2017 Edition, prepared and published by the National Fire Protection Association, is adopted with the amendments stated in Subsection (B) below.
- (B) *Amendments.* The National Electric Code is amended as follows:
- (1) For all buildings whether residential, commercial, or otherwise, a conduit for low voltage wiring of the remote reader for the water meter shall be provided, by the Contractor.
 - (2) Article 210.63 is amended by entirely deleting the exception.
 - (3) Article 230.23 (B) is amended to delete the use of aluminum or copper-clad aluminum wire.
 - (4) Article 230.30 (B) is amended by deleting the following subsections: (3), (4), (6), (7), (8), (9), and (10).
 - (5) Article 230.31 (B) is amended to delete the use of aluminum or copper-clad aluminum wire.
 - (6) Article 230.43 is amended by deleting the following subsections: (1), (2), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18) and (19).
 - (7) Article 230.70 (1) is amended by adding the following sentence to the end of the paragraph: "For residential construction a service disconnect shall be required outdoors at the meter pedestal or box."
 - (8) Article 230.205(B) is amended to add: "Disconnecting means shall be a KNOX 4500 or similar and approved by the building or fire official."
 - (9) Article 240.8 is amended by adding the following text at the end of the paragraph: "No tandem, piggyback or space saver circuit breakers shall be permitted."
 - (10) Article 314.3 is amended to delete all text entirely and the following inserted in its place: "The use of nonmetallic boxes is prohibited except for low voltage applications. This same amendment will apply to all areas of this or any code that refers to non-metallic boxes."
 - (11) Article 320, Subsection II: Installation is amended by adding the following subsection: "(6) All armored cable (Type AC) shall be limited in length to six feet unless permission is granted otherwise by the Code Official due to specific existing conditions."

- (12) Article 322 is amended to delete the text entirely and the following inserted in its place: "The use of flat cable (Type FC) is prohibited."
- (13) Article 324 is amended to delete the text entirely and the following inserted in its place: "The use of flat conductor cable (Type FCC) is prohibited."
- (14) Article 326 is amended to delete the text entirely and the following inserted in its place: "The use of integrated gas spacer cable (Type IGS) is prohibited."
- (15) Article 330, Subsection II: Installation is amended by adding the following subsection: "(13) All metal clad cable (Type MC) shall be limited in length to six feet."
- (16) Article 332 is amended to delete the test entirely and the following inserted in its place: "The use of mineral insulated cable (MI) is prohibited."
- (17) Article 334.10 is amended to delete the text entirely and the following inserted in its place: "Uses Permitted. Type NM, NMC and NMS cables shall be permitted to be used in the following: (1) For low voltage wiring as may be required in Article 411. For temporary wiring as may be required in Article 590."
- (18) Article 336 is amended to delete the text entirely and the following Inserted in its place: The use of power and control cable (Type TC) is prohibited."
- (19) Article 338 is amended to delete the text entirely and the following inserted in its place: "The use of service-entrance cable (Type SE) is prohibited."
- (20) Article 348.10 is amended to delete the text entirely and the following inserted in Its place: "Flexible metal conduit shall be limited in length to six feet."
- (21) Article 350.10 is amended by adding the following subsection: "(4) All liquid tight flexible metal conduits (Type LFMC) shall be limited in length to six feet."
- (22) Article 352.10 is amended to delete provision "A" and inserting in its place: "PVC conduit shall be permitted in walls, floors and ceilings for the conveyance of low voltage wiring only and shall always be sealed at one end. PVC conduit shall be allowed for all underground feeder applications providing a suitable ground is installed and shall also be allowed for wet locations in accordance with subpart (D) of this Subsection."
- (23) Article 356.10 is amended by adding the following subsection: "(8) Liquid tight flexible nonmetallic conduits shall be limited in length to six feet."
- (24) Article 360.10 is amended by adding the following subsection: "(5) flexible metallic tubing (Type FMT) shall be limited in length to six feet."

- (25) Article 362 is amended to delete the text entirely and the following inserted in its place: The use of electrical nonmetallic tubing is prohibited."
- (26) Article 382 is amended to delete the text entirely and the following inserted in its place: "The use of nonmetallic extensions is prohibited."
- (27) Article 388 is amended to delete the text entirely and the following inserted in its place: "The use of surface nonmetallic raceways is prohibited."
- (28) Article 394 is amended to delete the text entirely and inserting in its place: "Concealed knob and tube wiring is prohibited. Existing installations shall not require removal, alteration, or abandonment of, nor prevent the continued utilization and maintenance of properly maintained knob and tube wiring lawfully in existence at the time of adoption of this code. Such installations or systems may only be repaired and not expanded."
- (29) Article 406.3, subsection: D, part (2) is amended to delete the text entirely and inserting in its place: "The use of nonmetallic boxes is prohibited except for low voltage applications. This same amendment will apply to all areas of this or any code that refers to non-metallic boxes."
- (30) Article 406.4, subsection: D, part (2) is amended to delete the text entirely and inserting in its place: "The use of non-grounding type receptacles is prohibited. Existing installations shall not require removal, alteration or abandonment, nor prevent the continued utilization of properly maintained receptacles lawfully in existence at the time of adoption of this code. Any non-grounding receptacle requiring replacement shall be replaced with a grounded type."
- (31) Article 408 is amended by adding the following subsection: "408.59 Panel board side clearances. In addition to the working space requirements of article 110.26, all panel boards shall have a minimum of three Inches unobstructed space between the sides of the panel board and any wall, framing or obstruction."
- (32) Article 422.10 is amended by adding the following subsection:
- “(C) **Dedicated Branch Circuits.** Each furnace, heat pump, water heater, sewage pump, sump pump, air conditioning unit and similar equipment shall be provided with dedicated branch circuits. A disconnecting means shall be provided on or immediately near the unit. A sump pump or sewage pump shall not require GFCI protection”
- (33) Article 604.1.1 is created to read as follows: "Testing Agency Approvals. Assemblies that do not have a recognized testing agency listing and cannot be verified for approved product materials and installation methods shall be subject of approval of the AHJ."

(34) Annex H (Article 80) is adopted and amended by the following subsections.

- (a) Article 80.15 is amended to delete the text entirely and the following inserted in its place: "The Building Board of Appeals of the Village of La Grange shall serve as the electrical board."
- (b) Article 80.19 is deleted in its entirety.
- (c) Article 80.23, subsection: B, part 3 is deleted and replaced with: "As prescribed in § 150.20."
- (d) Article 80.25, is deleted and replaced with: "Shall comply with ComEd requirements."
- (e) Article 80.27 is deleted in its entirety and replaced with: "The Electrical Inspector for the Village of La Grange shall meet the qualifications as deemed necessary by the Director of Community Development."
- (f) Article 80.29 is amended by inserting in the blank: "The Village of La Grange."
- (g) Article 80.35 is amended by inserting into the blanks: "Immediately upon adoption of this code."

§ 150.31 INTERNATIONAL PERFORMANCE CODE FOR BUILDINGS.

- (A) *Code Adopted.* The International Performance Code for Buildings, 2015, prepared and published by the International Code Council, is adopted without amendments.

§ 150.32 ILLINOIS ENERGY CONSERVATION CODE.

- (A) *Code Adopted.* The Illinois Energy Conservation Code, Current Edition, prepared and published by the State of Illinois Capital Development Board, is adopted without amendments.

§ 150.33 NFPA 101 LIFE SAFETY CODE.

- (A) *Code Adopted.* The NFPA 101 Life Safety Code, 2015 edition, prepared and published by the National Fire Protection Association, is adopted without amendments.

§ 150.34 ILLINOIS PLUMBING CODE ADOPTED.

- (A) *Code Adopted.* The Illinois State Plumbing Code, Current Edition, prepared and published by the Illinois Department of Public Health, is adopted without amendments.

§ 150.35 ILLINOIS ACCESSIBILITY CODE.

- (A) *Code Adopted.* The Illinois Accessibility Code, Current Edition, prepared and published by the State of Illinois Capital Development Board, is adopted without amendments.

§ 150.99 BUILDING PERMIT FEES; FEE SCHEDULE.

- (A) *Fee Schedule Adopted.* The Board of Trustees shall adopt an ordinance setting forth the applicable fees and charges due for the various building and construction permits and services authorized by this Code of Ordinances and by other ordinances of the Village. That ordinance will be known as the Building Permit Fee Schedule, and whenever reference is made to the “Building Permit Fee Schedule” that reference will be deemed to mean the most current ordinance adopted pursuant to this section. By this reference, the Building Permit Fee Schedule, as it may be amended from time to time, is hereby incorporated in to this Code of Ordinances as though fully set forth herein.