

CHAPTER 24

BUILDING and CONSTRUCTION

ARTICLE I: GENERAL

Sec. 24-0. GENERAL - APPLICABILITY.

The provisions of this Chapter shall apply to all persons residing in or visiting the Village of Orangeville, present and future, who have any stated, implied or incurred jurisdiction, liability or responsibility regarding the implementation, enforcement, and compliance with any and all of the articles of this Chapter.

Sec. 24-1. GENERAL - PURPOSE.

The purpose of this Chapter is to establish reasonable, comprehensive, and functional Codes and policies for the Village regarding all aspects of construction, alteration, removal, demolition, equipment, use and occupancy, location, electrical and plumbing of any building or structure within the Village of Orangeville.

Sec. 24-2. GENERAL - TERMS and DEFINITIONS.

BLOW-OFF BASIN. The term "Blow-off Basin," when used in conjunction with plumbing, shall mean a watertight receptacle provided to intercept the blow-off from the boiler and condense the steam before entering a sewer.

BOILER AND PRESSURE VESSEL SAFETY. The term "Boiler and Pressure Vessel Safety," when used in conjunction with the installation, construction, alteration, repair and maintenance of any boiler and/or pressure vessel within the Village, shall be construed to be the same as that contained within the State of Illinois' Office of the State Fire Marshall's Division of Boiler and Pressure Vessel Safety, Boiler and Pressure Vessel Safety Act and Rules and Regulations.

CATCH BASIN. The term "Catch Basin," when used in conjunction with plumbing, shall mean a watertight receptacle built to intercept waste water which may contain sediment from surface, subsoil, gravel roof or stable drainage, grease or oils, or from steam or hot water boilers before overflowing into a sewer or drain.

DANGEROUS BUILDING. The term "Dangerous Building," when used within the Village shall mean any and all of the following to describe specific buildings, sheds, fences or any other man-made structures:

A. Which are dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures;

B. Which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard;

C. Which, by reason of faulty construction, fire or any other cause, is liable to cause injury or damage by collapsing or by collapse of all of any part of such structure;

D. Which, because of its condition or because of a lack of doors and/or windows, is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure; or

E. Which, due to any combination or all of the above, the building/structure has lost at least fifty (50) percent or more of its initial assessed value.

FAMILY. The term "Family," when used in conjunction with the building Codes within the Village, shall mean all members of a given household under one roof.

FAMILY DWELLING. The term "Family Dwelling," when used in conjunction with building and construction, shall mean any structure within the Village designed and designated by a licensed contractor as an approved place for a family to live.

FIRE PROTECTION CODE. The term "Fire Protection Code," when used in conjunction with the general safety and protection of the Village and its residents from fire, smoke and related hazards, shall mean those applicable Codes contained within the BOCA National Fire Protection Code.

FLATWORK. The term "Flatwork," when used in conjunction with construction and building Codes, shall mean the pouring of or poured concrete.

HOUSE SEWER. The term "House Sewer," when used in conjunction with plumbing, shall mean the sewer which begins three feet outside of the foundation wall of a building and connects the house or building drain with the main sewer, or with a septic tank or cesspool on the premises.

MAIN SEWER. The term "Main Sewer," when used in conjunction with plumbing, shall mean the main sewer which is connected with the general sewerage system of the Village.

MECHANICAL CODE. The term "Mechanical Code," when used in conjunction with mechanical systems within the Village, shall mean those applicable Codes contained within the BOCA National Mechanical Code.

PLUMBER. The term "Plumber," when used in conjunction with plumbing, shall mean a person who is the holder of a license duly issued in accordance with the provisions of the Plumbing License Law of Illinois, designating such person as a "licensed plumber."

PRIVATE SEWER. The term "Private Sewer," when used in conjunction with plumbing, shall mean any main or branch sewer located either on public or private property, not constructed or accepted by the Village, which conveys the drainage of one or more buildings or sites to the sewer system of the Village, or its outlet.

PROPERTY MAINTENANCE CODE. The term "Property Maintenance Code," when used in conjunction with property maintenance within the Village, shall mean those applicable Codes contained within the BOCA National Property Maintenance Code.

SEWER. The term "Sewer," when used in conjunction with plumbing, shall mean all work and material in installing, connecting or repairing any system of drainage whereby foul, waste or surplus matter is discharged through a pipe from a building or fixture to the main sewer, or to any other point of disposal.

Sec. 24-3. GENERAL - SEVERABILITY.

The articles, paragraphs, sentences, clauses and phrases of this Chapter are severable, and if any phrase, clause, sentence, paragraph or section of this Chapter shall be declared unconstitutional, invalid, or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Chapter.

Sec. 24-4 through 24-10. RESERVED.

ARTICLE II: BUILDING CODE (BC)

Sec. 24-11. BC - BOCA CODE ADOPTED.

There is hereby adopted by the Village of Orangeville for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain Building Code known as the BOCA National Building Code 1996, is hereby adopted as reference thereto the same as if fully set forth herein and the whole thereof, save and except such portions as are hereinafter deleted or amended, three copies of which are on file in the office of the Village Clerk. Said Building Code shall not be applicable to the extent that it may conflict with the plumbing Code hereinafter set forth and the electrical Code hereinafter set forth.

Sec. 24-12. BC - RESTRICTIONS.

No building shall be constructed, altered, repaired or removed in violation of the Codes as herein set forth.

Sec. 24-13. BC - INSPECTIONS/AGENCY DESIGNATED.

The Village President, with the advice and consent of the Village Board, shall designate by appointment or contract, a person, persons or agency to perform the duties of Building Inspector to assist in carrying out the inspections desirable to enforce the provisions of this Article. Reports of inspections shall be sent to the Village Board for any and all necessary action(s).

Sec. 24-14. BC - APPLICATION/PERMIT REQUIRED.

A. It shall be unlawful to construct, pour concrete, enlarge or increase living space, or alter or demolish a building or structure which is defined in Section 24-0 without first filing an application with the President of the Village of Orangeville or such persons as he may designate in writing and obtaining the required permit therefore; except that ordinary repairs, as defined in Section 104.1 of BOCA Basic Building Codes, which do not involve any violation of this Chapter shall be exempt from this provision. Said requirements shall be applicable to: houses, sheds, garages, barns, office buildings, stores, slabs or pads larger than twenty-five-feet (25') square, foundations, footings, cellars, sidewalks, patios, pools, porches, dormers, rooms, decks, roofs, cellars, greenhouses, conversion to multiple dwellings, fences, and signs.

B. Before any permit is issued, the applicant shall submit to the Village, on appropriate forms, a detailed statement of the specifications and other information, including cost estimates, as the Village may reasonably require. The application shall also set forth the name of the owner, the address of the property, and the name of the contractor. The full permit fee shall be paid at the time of filing the application.

C. If a permit requires the identification and/or location of an unidentified or unmarked property lot line, the applicant shall be solely responsible for any and all requirements to have said lot line identified and marked by an Illinois licensed agency certified for such work. Copies of the final work reflecting the location of the property lot lines in question shall be submitted with the permit application.

D. Each application for a building permit shall be accompanied by a plat in duplicate, or duplicate prints thereof, depicting the actual dimensions of the lot to be built upon, the size, shape and location of the building to be erected, the size and shape of any existing buildings, and any such other information as may be necessary to provide for enforcement of this Code.

Sec. 24-15. BC - BUILDING PERMIT FEES.

A. No permit required by the Building Code ordinance shall be issued until the fee prescribed in Subsection (B) of this Section shall have been paid; nor shall an amendment

to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

B. The fees for any permit required by the Building Code adopted heretofore by the Village of Orangeville shall be in accordance with the Schedule of Fees set forth in 24-15 (C). In the event that a building or other improvement needing a Building permit is already under construction or has been completed at the time of application for a Building permit, the fee shall be double the fee set forth above.

C. The fees to be charged by the Village for building permits shall be based on the following schedule:

| | |
|----------------------------|--|
| New House | Ninety to three-hundred-dollars (\$90.00-\$300.00) |
| New Commercial | One-hundred, fifty to five-hundred-dollars (\$150.00-\$500.00) |
| Garages | Thirty to fifty-dollars (\$30.00-\$50.00) |
| Utility sheds | Ten-dollars (\$10.00) |
| House addition | Thirty-dollars (\$30.00) |
| Commercial addition | One-hundred-fifty to two-hundred-fifty (\$150.00-\$250.00) |
| Demolish | Ten-dollars (\$10.00) |
| Decks, patio, porch, signs | Ten-dollars (\$10.00) |
| Driveways, retaining walls | Ten-dollars (\$10.00) |
| Driveway pillar | Ten-dollars (\$10.00) |
| Fence | Ten-dollars (\$10.00) |

D. The building square footage for determining fees shall be as indicated. When calculating the exterior dimensions of dwelling or structure, said calculations shall, when taken, include any and all overhangs and gutters.

(1) House.

| | |
|-----------|---|
| 0-1000 | Ninety-dollars (\$90.00) |
| 1001-1500 | One-hundred, twenty-five-dollars (\$125.00) |
| 1501-2000 | One-hundred, fifty-dollars (\$150.00) |
| 2001-3000 | Two-hundred-dollars (\$200.00) |
| Over 3000 | Three-hundred-dollars (\$300.00) |

(2) Garage.

| | |
|----------|--------------------------|
| 0-550 | Thirty-dollars (\$30.00) |
| Over 551 | Fifty-dollars (\$50.00) |

(3) Commercial.

| | |
|---------|---------------------------------------|
| 0- 5000 | One-hundred, fifty-dollars (\$150.00) |
|---------|---------------------------------------|

| | |
|---------------|---|
| 5001-15,000 | Two-hundred, fifty-dollars (\$250.00) |
| 15,001-30,000 | Three-hundred, fifty-dollars (\$350.00) |
| Over 30,000 | Five-hundred-dollars (\$500.00) |

(4) Commercial addition.

| | |
|-----------|---------------------------------------|
| 0-5000 | One-hundred, fifty-dollars (\$150.00) |
| Over 5000 | Two-hundred, fifty-dollars (\$250.00) |

Sec. 24-16. BC - ISSUANCE AND COMPLIANCE.

A. If the Village determines that the application is in proper form and that the plans and specifications are in accordance with the applicable ordinances and statutes, the Village shall issue the permit. No permit shall be issued if the applicant is delinquent in other fees or monies owing to the Village. If a permit is denied, the Village shall state in writing the specific reasons why the permit is denied.

B. No building permit shall be issued by the Village to any individual who has failed to comply with any outstanding building permit issued to that person, provided, however, that notwithstanding any other provision herein, a building permit may be issued to such individual to the extent necessary to bring any building or structure within the Village into compliance with the Building Codes heretofore or hereafter adopted by the Village.

Sec. 24-17. BC - DURATION OF PERMITS.

A permit shall be effective for one year from its date of issuance only, unless a longer time is granted in the permit. Commencement of work shall be made within one (1) year. For any construction, erection, enlarging, remodeling, altering or repairing of any wall, structure, building or part thereof for which a permit is required and for which the permit fee is fifteen-dollars (\$15.00) or less, the exterior of the project shall be fully completed within one year after commencement of the work, provided that if such work is not completed within the one-year time period, and if application is made, a second permit may be issued granting an additional year from the date of issuance for such completion.

Sec. 24-18. BC - COMPLIANCE REQUIRED.

All work under a permit shall comply strictly with the terms of the permit, with the application, plans, specifications and other data upon which the permit is based and with the applicable provisions of this Building Code.

Sec. 24-19. BC - ISSUANCE OF PERMITS NOT AN APPROVAL OF VIOLATIONS.

The issuance of a permit shall not be construed as approval or waiver of any violation of

this Building Code or any other law. It shall not be the responsibility of the Village to review the application for compliance with any applicable zoning regulation.

Sec. 24-20. BC - AMENDMENTS TO PLANS AND SPECIFICATIONS AFTER PERMIT ISSUANCE; SUPPLEMENTARY PERMITS.

If it is found necessary to make any changes to the plans and specifications upon which a permit has been issued, amended plans and specifications shall be submitted and a supplementary permit may be issued to cover the change. No persons, other than the Village shall change or alter the wording of any permit.

Sec. 24-21. BC - TRANSFER OF PERMITS.

Permits shall not be assignable or transferable without the written consent of the Village, either as to property for which they are issued or as to the permittee to whom they are issued.

Sec. 24-22. BC - BUILDING PERMIT FEE EXEMPTIONS.

A. Work performed for any tax supported or tax exempt organization shall be exempt from the payment of a permit fee as required in this Building Code.

B. In an emergency, when the situation demands immediate action for the protection of life or property, and obtaining a permit prior to the construction, installation or repair is impossible, any contractor may start such work without first obtaining a permit; however, the contractor shall make application for and obtain such permit as soon as possible, and in no event later than three days after the work is performed.

C. No permit shall be required for minor repairs or alterations which do not involve structural changes, installation of new units or connections and which do not exceed one-hundred (100.00) dollars as the price charged the owner.

Sec. 24-23. BC - FAMILY DWELLING, MINIMUM SPACE REQUIREMENTS.

A. No family dwelling shall be constructed, erected or enlarged unless the following minimum space requirements are met:

| | Single Family <u>Dwelling</u> | Two-Family <u>Dwelling</u> | Multi-Family <u>Dwelling</u> |
|--------------|----------------------------------|-------------------------------|---------------------------------|
| Lot Area: | 13,000 sq. ft. | 14,000 sq. ft. | 3,000 sq. ft per unit |
| Front Yards: | Thirty-feet (30') | Thirty-feet (30') | Thirty-feet (30') |
| Side Yards: | Ten-feet (10') | Ten-feet (10') | Ten-feet (10') |
| Rear Yards: | Twenty-feet (20') | Twenty-feet (20') | Thirty-feet (30') |

| | | | |
|--------------------|-------------------|-------------------|-------------------|
| Corner Side Yards: | Thirty-feet (30') | Thirty-feet (30') | Thirty-feet (30') |
| Lot Width: | Eighty-feet (80') | Eighty-feet (80') | Eighty-feet (80') |

B. No building or structure constructed, erected or enlarged shall exceed three (3) stories or thirty-five-feet (35') in height.

C. The family dwelling minimum floor area shall be as indicated:

One-family dwelling - one-thousand, five-hundred-feet (1,500') square
Two-family dwelling - one-thousand, fifty-feet (1,050') square per unit
Multi-family dwelling - one-thousand, fifty-feet (1,050') square per unit

D. Any existing dwelling may be converted into three (3), but not more than four (4) dwelling units after approval by the Village Board as a special use conversion as long as the following requirements are fulfilled: **(1)** the lot upon which the conversion is requested is not smaller than twelve-thousand-feet (12,000) square for three (3) units, and fourteen- thousand-feet (14,000) square for four (4) units; **(2)** the building shall be found by an approved inspection to be structurally sound; and **(3)** each dwelling unit shall have at least nine-hundred-feet (900') square of liveable area.

Sec. 24-25. BC - CONSTRUCTION CODE REQUIREMENTS.

A. Accessory structures, such as garages and sheds, that are detached from a house shall be not greater than one story in height, or fifteen-feet (15'), whichever is lower. The area of accessory structures on a lot shall not exceed thirty-percent (30%) of the rear yard square footage. An accessory structure shall not be less than five-feet (5') from the side and rear property lines and less than ten-feet (10') from the home. If located adjacent to an alley, the structure shall not be less than eleven-feet (11') from the centerline of the alley.

B. Decks shall be located in the rear portion of the yard only. Decks shall also be located so that there is a setback of at least five-feet (5') from the side and rear lot lines. Decks shall not encroach into an easement, and decks shall have three inspections: post holes, rough and final.

C. Fences cannot be constructed more than four-feet (4') height in the front and six-feet (6') in height in the back, and when in-placed, cannot obstruct the view of vehicular or pedestrian traffic. The "good" face or side of a fence shall be placed on the outside of the fence. When locating a fence, it must be at least thirty-feet (30') from the street-side lot line and one inch from all other lot lines. If a fence is to be placed within a utility easement, it shall be the owner's responsibility to have the fence taken down and to restore it to its original condition, if access is needed by the utilities.

D. All flatwork (the pouring of concrete) shall have a permit and an inspection prior to the

pouring to ensure a proper thickness of three-quarter-inch (3/4") crushed stone has been laid and compacted as a supporting foundation. Village sidewalks shall be five-feet (5') wide and five-inches (5") thick. Welded wire mesh shall cross the section of a sidewalk that passes over a driveway. Driveways shall have a six-inch (6") thick approach apron and a five-inch (5") thick base with six (6) by six (6) welded wire mesh throughout. Patios shall be at least five-inches (5") thick and also have a six (6) by six (6) welded wire mesh throughout.

E. Permit applications for the installation of all above ground and in-ground pools shall include a survey plat of the lot that depicts pool in-placement and its dimensions as being no less than ten-feet (10') from house and the side and rear lot lines. All pools shall have a fence-surround with locking gate that provides six-feet (6') of protection. Pool fences may encompass the entire backyard as long as they are six-feet (6') high and have self-closing and self-latching gates into the yard, or in the case of above-ground pools, have a fence with self-closing and self-latching gates that is in-placed on top of the pool's walk-around. Prior to any pool being used or placed into service, it shall be inspected to ensure correct electrical and structural installation, and that the gate(s) functions as required.

F. The remodeling of a residential building shall conform to the side and rear setbacks for the zoning district the building is located within. Permit applications shall include a survey plat which depicts these setbacks, and a full set of drawings depicting construction details with dimensions. If the remodeling plan includes any electrical and/or plumbing work, these specifications shall also be included. Inspections for remodeling or additions are similar to that of a new home and include footings, foundations, backfill, rough framing and plumbing, insulation and fire-stopping, and final building and plumbing.

Sec. 24-26. BC - OTHER BUILDING AND CONSTRUCTION CODES.

Other building and construction Codes that may be utilized by the Village and contractors include the International Building Code, the International Residential Code, the International Fire Code, and the ADAAG Manual, A Guide to the Americans with Disabilities Act. If any of these Codes are to be utilized by either or both parties, they should be carefully reviewed and the standards selected agreed to prior to their use.

Sec. 24-27 through Sec. 24-35. RESERVED.

ARTICLE II: PLUMBING CODE (PC)

Sec. 24-36. PC - THE ILLINOIS PLUMBING CODE ADOPTED.

For the purpose of prescribing regulations governing the installation, alteration, repair and maintenance of plumbing fixtures, lines and equipment, that certain document known as the Illinois Plumbing Code, 1986, as amended through the date of the adoption of these

codified ordinances, promulgated by the Department of Public Health, State of Illinois, pursuant to authority granted by the Illinois Plumbing License Law (ILCS Ch. 225, Act 320, Sections 0.01 *et seq.*, as amended) is hereby adopted as the Plumbing Code of the Village, save and except for such portions thereof as may be amended or repealed in this Subchapter.

Sec. 24-37. PC - FILE COPIES.

Three (3) copies of the Illinois Plumbing Code, 1986, as adopted in herein, shall be kept on file in the office of the Village Clerk, and there kept available for public use, inspection and examination.

Sec. 24-38 through Sec. 24-48. RESERVED.

ARTICLE III: ELECTRICAL CODE (EC)

Sec. 24-49. EC - STANDARDS AND SPECIFICATIONS ADOPTED.

There are adopted, as safe and practical standards for the installation, alteration, and use of electrical equipment in the Village, the rules and regulations of the National Fire Protection Association of electrical wiring and apparatus, contained in the Code known as the National Electrical Code of 1996 (as amended from time-to-time), except such portions as hereafter modified, or amended, a copy of which Code is now on file in the office of the Village Clerk, and the same are adopted and incorporated as fully as if set out at length herein, and from the date on which this Section shall take effect, the provisions thereof shall be controlling within the limits of the Village, and the National Electrical Code of 1996 and the amendments thereto adopted shall be known as the electrical Code.

Sec. 24-50. EC - ELECTRICAL REQUIREMENTS.

A. New services and subpanels for commercial or industrial use, residential housing, apartments, duplexes, town houses, condos, and multifamily shall be in metal conduit only.

B. For minimum electrical service, new residential service shall use a one-hundred (100) amp, sixteen (16) circuit breaker cabinet with a one-hundred (100) amp main breaker. The minimum breaker panel size for two-hundred (200) amp service shall be thirty (30) spaces.

C. Services running over four-feet (4') into a home or building shall have an approved disconnect. Services on a pole or an outside run to the main cabinet or subcabinet shall also have a main breaker or disconnect inside at the cabinet.

D. Residential electrical service shall include two separate eight-foot (8') ground rods placed at least six-feet (6') apart. Ground wires are to come out the side of the meter base and/or inside of the conduit and be connected to the ground rod with ground clamp with

hub. A ground wire shall also be connected to the terminal at the meter socket and at the appropriate terminal in the breaker panel. Bonding bushings are required around concentric or eccentric knockouts. Ground clamps are to be attached six-inches (6") above any grade.

E. Underground power wire installations are to be inspected before the ditch is covered.

F. All water meters shall be grounded to the metallic cold water pipe they are connected with using an approved bonding jumper. For mobile home installation, underground meter pedestals shall be secured to a treated wooden four-by-four (4x4) post secured in cement at least four-feet (4') in the ground.

G. When a one-hundred (100) amp service is installed, it will be with a #3 copper wire and a one and a quarter-inch (1 1/4") conduit, while a two-hundred (200) amp service will be with a #3/0 copper with a two-inch (2") inch conduit.

H. At no time shall aluminum wire be used in any electrical service within the Village.

I. Dwellings that have an area greater than one-thousand, eight-hundred-feet (1,800) square shall have a minimum service rating of two-hundred (200) amps. NOTE: Square-feet includes dwelling garages, and in some cases, basement and bathroom is roughed in, and egress windows area installed in the basement.

J. New multifamily units over two (2) units, town houses and apartments shall be in metal conduit.

Sec. 24-51. EC - ENTRANCE CABLE.

Entrance cable shall not be used for service or electric stove runs. The use of service entrance cable in some farm building applications can only be approved by an inspector.

Sec. 24-52. EC - TYPE OF WIRING.

A. Romex with a bare conductor shall be used for equipment ground. Romex is to be stapled six-inches (6") from outlet and every three-feet (3') along its run. In the basement and garage, exposed wiring is to be in a conduit. Upper runs that drop to a box in the basement must also be in a conduit. Wiring in a basement or garage may be covered by a drop ceiling or drywall. NOTE: Insulation cannot be used as a means of cover.

B. Metal buildings, metal sheds, commercial, farm, agricultural, industrial buildings, and dwellings or structures exceeding three (3) floors above grade shall be done in conduit only. The use of electrical nonmetallic tubing (ENT) shall be prohibited in commercial, residential, industrial and all applications.

C. Termination at permanently installed wiring devices shall be either of the binding head screw, screw tightened clamp, set screw or manually torqued hardware.

D. Premise wiring methods utilized for component interconnection, box dimensions, and enclosures shall not be allowed in dwelling occupancies. Surface wiring methods listed and otherwise approved by the N.E. Code may be allowed. Terminations at permanently installed wiring devices shall either be of the binding head screw, screw tightened clamp, set screw or manually torqued hardware. Splices and taps shall be installed by methods in compliance with provisions of Article 110 and other applicable articles of the N.E.C.

E. Mobile homes shall conform to current National Electrical Code and current Orangeville Code.

G. Switches, devices and fixtures are to be rated according to conductor size. Garage receptacles shall be on a twenty (20) amp separate circuit with twenty (20) amp GFI rated receptacles.

H. Refrigerators, freezers and/or central vacuums shall be single receptacle, but they do not have to be on a GFI.

I. One (1) twenty (20) amp outside GFI receptacle is required. The 1996 Code requires all below grade and basement receptacles to be on a ground fault circuit, and all lights to be on a separate circuit

J. Laundry equipment and sump pumps are to be on a single receptacle, but not on a GFI circuit. All industrial and commercial users are to comply with Orangeville ground fault requirements.

Sec. 24-53. EC - CIRCUITS AND REQUIRED OUTLETS.

A. When lights and no more than eight (8) outlets are to be installed in a given room, they can be on #14 wire using a fifteen (15) amp circuit breaker. When lights and ten (10) or more outlets are to be installed in the same room, they shall be on #12 wire using a twenty (20) amp circuit breaker.

B. For the control of lights in all rooms, hallways, stairways, garages, and outdoor entrances, a minimum of one (1) wall switch shall be installed.

C. All circuits in a circuit breaker cabinet shall be clearly identified.

D. In each room duplex outlets shall be installed so that no point along the wall is more than six-feet (6') from an outlet, including any space two-feet (2') or more.

E. All industrial and commercial outlets shall be rated for twenty (20) amps. Said outlets shall be installed using #12 wire and a twenty (20) amp circuit breaker.

F. During rough-in, one (1) outlet shall be installed within three-feet (3') of water softener, if a water softener is to be installed.

Sec. 24-54. EC - SPLICES AND CONNECTIONS.

When using electrical splices and connections during construction and remodeling, the following shall apply: wires splices shall be twisted and mechanically secured with wire nuts; Romex must be stripped before putting in boxes; all receptacles shall be bonded; no more than two (2) wires shall be allowed to be connected on each side of a receptacle; and joints are to be made up for rough-in inspections.

Sec. 24-55. EC - LAUNDRY.

A laundry room shall have at least one (1) twenty (20) amp circuit for receptacles, and any receptacle installed shall be rated for twenty (20) amp service.

Sec. 24-56. EC - KITCHEN.

Kitchens shall have separate twenty (20) amp circuits for lighting, microwaves and dishwashers. Receptacles shall be divided between two (2) twenty (20) amp circuits, with each receptacle being rated for twenty (20) amps. One (1) receptacle shall be installed for each twelve-inches (12") of counter space. Receptacles on either side of a wet sink shall be of the GFI type.

Sec. 24-57. EC - GARAGE.

If a garage is to have electricity installed, a minimum of two (2) twenty (20) amp circuits with twenty (20) amp GFI receptacles shall be installed on each finished and/or unfinished wall. Garage door openers, when installed, shall be on their own separate circuits.

Sec. 24-58. EC - CLOSETS.

If a closet is less than three-foot (3') depth, it shall not be required to have a light fixture and switch installed. If a closet is over three-foot (3') in depth, it shall have an approved light fixture and switch installed.

Sec. 24-59. EC - BASEMENT.

Finished basement walls shall have a minimum of one (1) receptacle for every twelve-feet (12') of space for a given wall. Electrical panels (circuit breaker boxes) are to have a ceiling light installed within four-feet (4') of the panel.

Sec. 24-60. EC - GROUND-FAULT CIRCUIT (GFI).

- A. Bathroom lights over a tub and shower stall shall be on a GFI circuit. Bar lights over sink shall be a contractor's option.
- B. Bathroom outlets near a water source, saunas, swimming pools, garages and outside receptacles shall be on a GFI circuit, while garage door opener outlet does not have to be.
- C. A device box shall have the proper amount of cubic inches for any ground-fault receptacle it may hold.
- D. Regarding the use of GFIs in a kitchen area, the 1996 N.E.C. rules shall apply.
- E. All receptacles located below grade are to be on a GFI circuit, except for those located/used for laundry, sump pump and central vacuum which, have to be a single receptacle.

Sec. 24-61. EC - BOXES.

- A. All device boxes used for wiring shall have sufficient cubic inches for all wires installed.
- B. Approved metal boxes shall be required for all dining room, living room, kitchen, family room, offices, bedrooms and habitable room ceilings.
- C. All commercial and industrial bathrooms accessible to the public shall have emergency lights installed.

Sec. 24-62. EC - DISCONNECT SWITCHES.

- A. All furnaces and air conditioners shall have an appliance disconnect switch.
- B. All water pumps shall have a disconnect switch if the pump is not located in the same room as breaker panel, and if it is over twelve-feet (12') from the breaker panel.

Sec 24-63. EC - MISCELLANEOUS.

- A. All can-lights used for residential service shall be of the IC or double housing type.
- B. Electrical contractors will have all circuits identified for the final inspection.
- C. Electrical contractors are to have their business identification posted on the meter socket and on the main breaker panel; example: Name and phone number and house number.

D. All homes under construction shall have the addresses and lot numbers visible to inspectors from the road at all times

Sec. 24-64. EC - SEWER SYSTEM ELECTRICAL CONNECTIONS

Lift stations and sewer injector pumps shall each be installed on a separate twenty (20) amp circuit. If waste is used through the system, it shall have an alarm wired into the circuit to show when power fails. (77 Ill. Admin. Code IDPH Requirements)

Sec. 24-65. EC - MOBILE HOMES.

A. The connection from the distribution panel in a mobile home to the power source shall be made with a proper conduit, which has been approved by the Village.

B. In addition, mobile homes shall conform to all city and county electrical Codes, and each mobile home shall have an approved grounding system attached to the shell and metal framework. Approval of a mobile home's electrical service is required before it can be occupied.

Sec 24-66. EC - SMOKE ALARMS AND EXIT LIGHTS.

A. Smoke alarms are to be installed in hallways, basement areas, on all levels, and in all bedrooms and sleeping areas. Smoke alarms are to be hardwired into a one-hundred twenty-volt (120v) service and interconnected with a battery backup. This applies to all new construction and remodeling of residential, multi-family units, apartment units, commercial and industrial facilities.

B. New and old multi-family, apartment, commercial and industrial buildings are to have emergency lights and exit lights installed where deemed necessary by the Building, Electrical and Fire Department officials.

Sec. 24-67. EC - CO2 DETECTORS.

The use of CO2 detectors as a substitute for smoke alarms is prohibited. The use of CO2 detectors in conjunction with smoke alarms is encouraged, especially in homes that have/use natural gas or propane as a heating source. If a CO2 detector is used, it is best located in the same room as the heating source.

Sec. 24-68 through Sec. 24-77. RESERVED.

ARTICLE IV: MECHANICAL CODE (MeC)

Sec. 24-78. MeC - THE BOCA NATIONAL MECHANICAL CODE ADOPTED.

For the purpose of prescribing regulations governing mechanical systems, that certain document marked and designated as the BOCA National Mechanical Code, eighth edition (1993), as promulgated by Building Officials and Code Administrators International, Inc., is hereby adopted as the Mechanical Code of the Village, save and except for such portions thereof as may be amended or repealed in this Subchapter.

Sec. 24-79. MeC - FILE COPIES.

Three copies of the BOCA National Mechanical Code, as adopted in herein, shall be kept on file in the office of the Village Clerk and there kept available for public use, inspection and examination.

Sec. 24-80 through Sec. 24-90. RESERVED.

ARTICLE V: MAINTENANCE CODE (MaC)

Sec. 24-91. MaC - ADOPTION OF PROPERTY MAINTENANCE CODE.

That a certain document, three (3) copies of which are on file in the office of the Village Clerk of the Village of Orangeville being marked and designated as "The BOCA National Property Maintenance Code", 1993, be and is hereby adopted as the Property Maintenance Code of the Village of Orangeville, in the State of Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance.

Sec. 24-92 through Sec. 24-102. RESERVED.

ARTICLE VI: ONE & TWO FAMILY DWELLING CODE (FDC)

Sec. 24-103. FDC - CODE ADOPTED.

The One and Two Family Dwelling Code, 1995, as recommended by the Building Officials and Code Administrators International, Inc. is hereby adopted by reference thereto as though set forth fully herein and the whole thereof, save and except those provisions as are hereinafter deleted, modified or amended, three copies of which are on file in the office of the Village Clerk of Orangeville, Illinois for use and examination by the public.

Sec. 24-104 through Sec. 24-114. RESERVED.

ARTICLE VII: BOCA NATIONAL FIRE PROTECTION CODE (NFP)

Sec. 24-115. NFP - CODE ADOPTED.

For the purpose of prescribing regulations governing the construction of buildings and procedures for the general safety and protection of the public from fire, smoke, and related hazards, that certain document known as the BOCA National Fire Protection Code, 1996 edition, as promulgated by Building Officials and Code Administrators International, Inc., is hereby adopted as the Fire Code of the Village, save and except for such portions thereof as may be amended or repealed in this Subchapter.

Sec. 24-116. NFP - APPLICATION OF CODE.

The BOCA National Fire Protection Code, as adopted in Section 24-91, shall be applicable to all buildings, structures and improvements in the Village.

Sec. 24-117. NFP - FILE COPIES.

Three (3) copies of the BOCA National Fire Protection Code, as adopted herein, shall be kept on file in the office of the Village Clerk and there kept available for public use, inspection and examination.

Sec. 24-118. NFP - CONFLICT OF LAWS.

A. In the event of a conflict between any of the provisions of the BOCA National Fire Protection Code, as adopted in herein and any provision of these codified ordinances, or any other local ordinance or resolution, the local ordinance shall control.

B. In the event of a conflict between any of the provisions of such Code and a provision of any other technical Code adopted or referred to by the Village as a standard, the higher or stricter standard shall control.

Sec. 24-119. NFP - VIOLATIONS; ABATEMENT; SEPARATE OFFENSES.

A. No person shall erect, use, occupy or maintain any building or structure in violation of any provision of the BOCA National Fire Protection Code, as adopted in this Article, or cause, permit or suffer any such violation to be committed.

B. It is the responsibility of the offender to abate the violation as expeditiously as possible, and each day during which such violation is permitted to continue shall constitute a separate offense.

Sec. 24-120. NFP - RESPONSIBILITY FOR VIOLATIONS.

In the case of a person, firm or corporation employing a contractor, both the employer and the contractor shall be responsible for all violations under this Subchapter. For purposes of this Subchapter, "employer" shall be defined as anyone contracting for the performance of work for hire, whether the person so employed is deemed an employee, independent contractor, agent, or otherwise.

Sec. 24-121 through Sec. 24-131. RESERVED.

ARTICLE VIII: ILLINOIS BOILER AND PRESSURE VESSEL SAFETY ACT (BPSA)

Sec. 24-132. BPSA - ACT ADOPTED.

For the purpose of prescribing regulations governing the installation, construction, alteration, repair and maintenance of boilers, except such boilers as are exempt under the Code, that certain document known as the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety, Boiler and Pressure Vessel Safety Act and Rules and Regulations, 1992 edition, as formulated and published by authorization of the State Board of Boiler and Pressure Vessel Rules, is hereby adopted, save and except for such portions thereof as may be amended or repealed in this Subchapter.

Sec. 24-133. BPSA - APPLICATION OF ACT AND RULES AND REGULATIONS.

The Boiler and Pressure Vessel Safety Act and Rules and Regulations, as adopted herein, shall apply to the installation, construction, maintenance and repair of all boilers covered by such Act and Rules and Regulations. The construction, installation, maintenance and repair of all boilers exempt under such Act and Rules and Regulations shall be governed by the pertinent provisions of Sections herein, and the Illinois Plumbing Code, as adopted therein, shall apply to and govern the installation, repair and maintenance of all water or steam lines, for heat distribution purposes, connected to a water or steam boiler, whether such boiler is subject to, or exempt from, the Act and Rules and Regulations.

Sec. 24-134. BPSA - FILE COPIES.

Three (3) copies of the Boiler and Pressure Vessel Safety Act and Rules and Regulations, as adopted herein, shall be kept on file in the office of the Village Clerk, and there kept available for public use, inspection and examination.

Sec. 24-135 through Sec. 24-145. RESERVED.

ARTICLE IX: DANGEROUS BUILDINGS

Sec. 24-146. DB - DECLARATION.

- A. Any dangerous building in the Village, as defined in Section 24-2 of this Chapter, is hereby declared to be a nuisance and is subject to the applicable provisions of this Chapter.
- B. It shall be unlawful to maintain or permit the existence of any dangerous building in the Village, and it shall be unlawful for the owner, occupant or person in custody of any such dangerous building to permit the same to remain in a dangerous condition or to occupy such building or permit it to be occupied while it remains in a dangerous condition.

Sec. 24-147. DB - INITIATION OF ABATEMENT PROCEDURES.

- A. Any Village resident may initiate the Dangerous Building abatement proceedings by contacting any member of the Village Board and requesting the same.
- B. If a building or structure has been damaged or partially destroyed by fire, or is thought to be a fire risk, the Village President shall ask the District Fire Chief to have the building/structure in question evaluated, and to provide an assessment to the Board.
- C. Only those structures in the conditions listed as defined in Section 24-2, Dangerous Building, shall be eligible to be classified as a dangerous building.

Sec. 24-148. DB - ABATEMENT ACTIONS.

Once the Board has been made aware of the presence of a dangerous building within the Village, it shall be the Board's responsibility to ensure that the situation is remedied. A simple majority shall be required to take those actions recommended. The following abatement steps shall be followed by the Board: **(A)** Clearly define the structure's condition that warrants a classification of Dangerous Building (use supporting written statements from recognized realtors, fire chief, and contractors); **(B)** Determine the property ownership; **(C)** Determine the appropriate course of action needed to rectify the situation (repair or demolition); **(D)** Attempt to contact the owner(s) and inform same of the Board's intent (certified letter, newspaper, notice posted on premises); **(E)** Conduct public hearing and publish Board's findings; and **(F)** Take action(s) as recommended and approved.

Sec. 24-149. DB - OWNER'S REMEDIES.

- A. Any owner of property in the Village who is notified that said property has been declared to be a Dangerous Property shall have thirty (30) days from date of declaration

to apply for the correct permit to initiate either the necessary repairs, or demolition, as he deems appropriate. Failure to secure the required permit shall result in penalties as described in Article X herein.

B. Any owner of property in the Village who secures a permit for either repair or demolition of a property that has been declared to be a dangerous property, shall have six (6) months from the date of permit issue from which said repairs and/or demolitions shall be completed and the site declared to no longer be a dangerous property. Failure to complete all permitted work within the required time allotted shall result in penalties as described in Article X herein.

C. Once a property owner has completed either repairs or demolitions as ordered, it shall be the owner's responsibility to arrange with the Board to have the property declared to no longer be a Dangerous Property.

Sec. 24-150. DB - BOARD'S REMEDIES.

A. If the Board is unable to locate the owner(s) of any declared dangerous property as required herein, the Board, shall, at its convenience, have said structure demolished in the most economical means possible. The Board may impose a lien against said property for the costs incurred for demolitions and cleanup.

B. If the Board does initiate demolitions of a given dangerous property, the Board shall also be responsible for insuring there are no dangerous chemicals, liquids, materials or other agents on the property that could cause harm or damage to any neighboring property or the Village if disturbed during the demolition process. This responsibility shall also include insuring all utilities are properly disconnected and/or discontinued.

Sec. 24-151. DB - RESIDENTS.

Any person or persons residing in a building or structure at the time it is declared to be a dangerous building, shall be required to relocate to a safer location as soon as possible, not to exceed twenty-four (24) hours. If the individual is unable to facilitate the move, the Board shall be responsible for assisting in whatever manner is necessary to help any residents find a safer domicile.

Sec. 24-152 through Sec. 24-160. RESERVED.

ARTICLE X: PENALTIES

Sec. 24-161. PENALTIES - BY ARTICLE AS INDICATED.

A. All penalties addressed by this article are applicable only upon conviction of the referenced violation in the appropriate legal forum. Upon conviction, the Village shall also be entitled to reasonable fees and costs for its part in the adjudication.

B. Whenever in this Chapter or in any Section of this Chapter an act is prohibited or is made or declared to be unlawful or a misdemeanor or a violation of this Chapter, or whenever in such statute the doing of any act is required or the failure to do any act is declared to be unlawful or a misdemeanor or a violation therefor, the violation of any such provision of this Chapter or any statute herein shall be punishable by a fine of not less than two-hundred, fifty-dollars (\$250.00), nor more than seven-hundred, fifty-dollars (\$750.00). Each day any violation of any provision of the Chapter or any statute of the Chapter continues, consecutive or not, shall constitute a separate offense. Regardless of the number of total days of violation, any fine shall not exceed three-thousand-dollars (\$3,000.00).