



# Willowbrook

835 Midway Drive  
Willowbrook, IL 60527-5549

Phone: (630) 323-8215 Fax: (630) 323-0787 [www.willowbrookil.org](http://www.willowbrookil.org)

## A G E N D A

### Mayor

Frank A. Trilla

### Village Clerk

Leroy R. Hansen

### Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Gayle Neal

Paul Oggerino

### Village Administrator

Tim Halik

### Chief of Police

Robert Schaller

### Director of Finance

Carrie Dittman

REGULAR MEETING OF THE LAWS & ORDINANCES COMMITTEE TO BE  
HELD ON TUESDAY, MAY 14, 2019, AT 6:00 P.M. AT THE POLICE  
DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, IN THE VILLAGE  
OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES  
(Not-Applicable: First Meeting)
4. DISCUSSION – Establishing Committee Rules & Procedures
5. DISCUSSION – Establishing Committee Mission Statement
6. REPORT – Status of Certified Election Results, Required  
Notification to the Illinois Secretary of State
7. DISCUSSION – Proposed Comprehensive Amendments  
to Title 4 of the Village Code: Municipal Services
8. DISCUSSION – Proposed Text Amendments
  - a) To Remove outdated Information and to Bring into Compliance with  
the Recently Enacted Small Wireless Facilities Deployment Act, 50  
ILCS 840/1 *et seq.*
  - b) Clarify the Application of Certain Bulk Regulations to the Permitted  
Use of Amateur Radio Antennas in Residential Districts
9. DISCUSSION – Proposed Text Amendment Performance Standard for  
Bulk Storage 9-8
10. DISCUSSION – Planning for Home Rule
11. VISITOR'S BUSINESS  
(Public comment is limited to three minutes per person)
12. COMMUNICATIONS
13. ADJOURNMENT



Proud Member of the  
Illinois Route 66 Scenic Byway

Village of Willowbrook  
Laws and Ordinances Committee  
Meetings and Procedures

**Meetings**

The Committee will meet on the first Tuesday of every month, except December when no meeting will be scheduled, at 6:00 p.m. in the Police Department Training room located at 7760 Quincy St. Willowbrook, IL. Special meetings will be scheduled as needed. All meeting notices will be posted on the Village website, bulletin board, and sent to the Chicago Tribune, Chicago Sun Times, The Doings and Suburban Life newspapers.

**Proposed Changes to Existing Ordinances and New Ordinances**

All changes to existing ordinances and new ordinances proposed by the Committee will be posted on the Village website, providing residents and other stakeholders access to these discussion items. The Committee will review and make recommendations on Ordinance proposals and refer them to the Board of Trustees for their consideration. The Committee will review proposed Text Amendments to the Zoning Regulations and refer those proposals to the Plan Commission for consideration. The Plan Commission will hold a public hearing on the proposed Text Amendments and refer their recommendation to the Board of Trustees for their consideration.

**Visitors Business**

Members of the public may comment on any topic appearing on the meeting agenda. Anyone interested in making a comment will be required to fill out a Request to Speak Form and submit it to the Committee before the start of the Visitors Business segment of the agenda. Residents of Willowbrook will be allowed to make their comments first and non-residents comments will follow. Comments will be limited to 3 minutes per person and this time limit that will be strictly observed.

## **Written Comments**

Commentators are encouraged to submit written comments in addition to oral comments. Anyone suggesting textual changes to existing ordinances or proposed new ordinances must submit the text changes in writing with the suggested changes highlighted in what is commonly referred to as red lined format, so Committee members, Village staff, the Village Attorney and other interested parties can easily identify the proposed changes. Commentators should also explain why they think the Village should adopt their changes. All written comments received by the Committee will be posted on the Village website as part of the meeting minutes. Double spaced submissions are preferred, but not required.

## **Members**

The committee consists of two Village Trustees who are appointed by the Mayor. The Village Building Official serves as staff liaison and has non-voting status.

Current members are:

- Trustee Terry Kelly (Chairperson)
- Trustee Umberto Davi

Village of Willowbrook  
Law and Ordinances Committee  
Mission Statement

## Introduction

Residents of the Village approved a referendum granting Willowbrook home rule status on April 2, 2019. On April 8, 2019 the Mayor, pursuant to Chapter 14 of the Village Code, activated the Laws and Ordinances Committee and named two Trustees to serve on the Committee during the April 22, 2019 Board meeting.

Chapter 14 provides that committees consist of one or more members of the Board of Trustees appointed by the Mayor who shall make recommendations relating to various operating departments of the Village and other recommending capacities as requested by the Mayor and/or the Board.

## Mission Statement

The Laws and Ordinances Committee is responsible for: (1) reviewing existing ordinances and updating them to comply with current laws and conditions; (2) considering new ordinances to, among other things, regulate: public health, safety, morals, and welfare; license certain activities; levy taxes; and incur debt; (3) recommending, where appropriate, amended or new ordinances to the Plan Commission; and (4) recommending adoption of amended or new ordinances to the Mayor and/or the Board.

The Committee will work with the Mayor, other Trustees, Village Administrator, other Village officers, Committees, departments, agencies, residents, local businesses and other stakeholders. It will be as transparent as possible and intends to allow all stakeholders to comment, in person or in writing, on all ordinance changes recommended to the Mayor and/or the Board. The Committee will also recommend zoning ordinance changes and new zoning ordinances to the Plan Commission, petition it to approve the Committee's recommendations and forward them to the Board.



# Willowbrook

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Phone: (630) 323-8215 Fax: (630) 323-0787 [www.willowbrookil.org](http://www.willowbrookil.org)

**Mayor**

Frank A. Trilla

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Leroy R. Hansen

**Village Trustees**

Sue Berglund

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Michael Mistele

Gayle Neal

Paul Oggerino

**Village Administrator**

Tim Halik

**Acting Chief of Police**

Robert Schaller

**Director of Finance**

Carrie Dittman

April 24, 2019

Ms. Lisa Richno  
Illinois Secretary of State  
Index Department  
111 E. Monroe Street  
Springfield, IL 62756

**RE: Village of Willowbrook, Home-Rule Referendum –  
April 2, 2019 Consolidated Election**

Dear Ms. Richno:

Please accept this correspondence as the Village of Willowbrook's Certification that the referendum question as to whether the Village of Willowbrook, DuPage County, Illinois should become a home-rule unit of government was approved by the voters of the Village of Willowbrook at the April 2, 2019 Consolidated Election in the Village. Attached hereto please find the DuPage County Election Commission's Certification as to the results of the referendum question.

In as much as the home-rule referendum was approved, please take whatever steps are appropriate to spread of record the Village of Willowbrook's status as a home-rule unit of local government in the State of Illinois.

Please confirm receipt of this Certification and forward confirmation of the Village's home-rule status to the undersigned.

Should you have any questions in this regard, please contact the Village of Willowbrook's Village Attorney, Thomas Bastian at [tbastian@scd-il.org](mailto:tbastian@scd-il.org) or (847) 318-9500.



Very Truly Yours,

Leroy Hansen,  
Village Clerk  
Village of Willowbrook

cc: Mayor Frank Trilla  
Board of Trustees  
Village Attorney Thomas M. Bastian



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Illinois Route 66 Scenic Byway



## DUPAGE COUNTY CLERK ELECTION DIVISION

Jean Kaczmarek  
DuPage County Clerk

April 23, 2019



Dear Local Election Official:

I, Jean Kaczmarek, DuPage County Clerk, do hereby certify that the attached is a correct copy of the canvass and abstract of votes cast at the Consolidated General Election held in DuPage County on Tuesday, April 2, 2019. This canvass was made official Tuesday, April 23, 2019, and is now on file with the Election Division of said office. No action is required by your board.

If DuPage County is the principal county for your jurisdiction and the district overlaps into another county, the canvass contains the results certified by the other county.

If DuPage County is the secondary county for your jurisdiction, the County Clerk's Election Division has already forwarded this canvass information to the principal county. The official proclamation will be made in such county.

In accordance with 10 ILCS (5/6-11) the County Clerk will send a copy to the State Board of Elections.

If you have any questions, please contact the Election Division office.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean Kaczmarek".

Jean Kaczmarek  
DuPage County Clerk

**CANVASS OF VOTES FOR THE CONSOLIDATED GENERAL ELECTION**

CHAPTER 10 ACT 5 / ARTICLE 22-1 OF THE ELECTION CODE

**April 2, 2019**

I, Jean Kaczmarek, the undersigned Clerk of DuPage County, Illinois, do hereby certify that on April 23, 2019, the DuPage County Clerk's Election Division canvassed the returns of an election held on April 2, 2019, and proclaim that a total of 96,835 voters requested and received ballots and do further certify that the following is a correct copy of votes received and herein recorded.

**Jean Kaczmarek  
DuPage County Clerk**


Attest

  
DuPage County Clerk

STATE OF ILLINOIS     )  
                                  SS  
COUNTY OF DU PAGE    )

I, Jean Kaczmarek, DuPage County Clerk in and for said County in the State aforesaid, do hereby certify that the foregoing is a correct copy of the abstract of votes cast at the Election held in said County on Tuesday, the 2nd day of April 2019, A.D., which abstract was made by the DuPage County Clerk's Election Division of said County and is now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said County this day of April 23, 2019, A.D.

  
Jean Kaczmarek, DuPage County Clerk

# Canvass of Votes for the Consolidated General Election

April 2, 2019

## VILLAGE OF WESTMONT

### Village of Westmont Village Trustee

Vote for not more than THREE	Prec Cntd 26	Rg Voters 16,443	Ballots Cntd 1,608	9.78 %	Votes
Linda Liddle					1,024 34.54 %
Steve Nero					1,005 33.90 %
Marie Johanik-Guzzo					936 31.57 %

### Village of Westmont Library Trustee

Vote for not more than THREE	Prec Cntd 26	Rg Voters 16,443	Ballots Cntd 1,608	9.78 %	Votes
Elaine Carmichael					1,081 37.56 %
Jason D. Fichtel					920 31.97 %
Rajesh Parikh					877 30.47 %

## CITY OF WHEATON

### City of Wheaton Mayor

Vote for ONE	Prec Cntd 69	Rg Voters 41,429	Ballots Cntd 7,017	16.94 %	Votes
John R. Prendiville					3,263 47.28 %
Philip J. Suess					3,638 52.72 %

### City of Wheaton Councilman at Large

Vote for not more than TWO	Prec Cntd 69	Rg Voters 41,429	Ballots Cntd 7,017	16.94 %	Votes
Suzanne M. Fitch					4,945 44.45 %
Ronald A. Almiron					2,595 23.33 %
Erica Bray-Parker					3,584 32.22 %

## VILLAGE OF WILLOWBROOK

### Village of Willowbrook Village Trustee

Vote for not more than THREE	Prec Cntd 18	Rg Voters 6,810	Ballots Cntd 2,337	34.32 %	Votes
Suzanne Berglund					1,401 26.46 %
Gabriela Tejeda-Rios					746 14.09 %
Paul M. Oggerino					1,244 23.49 %
Helen "Gayle" Neal					1,234 23.31 %
Sri Rao					670 12.65 %



# Canvass of Votes for the Consolidated General Election

April 2, 2019

## VILLAGE OF LEMONT

Shall the Village of Lemont, in Counties of Cook, Will and DuPage, Illinois, dedicate resources to investment in its public infrastructure including but not limited to investment in its roads, alleys, paths and sidewalks?

Vote for ONE	Prec Cntd 1	Rg Voters 3	Ballots Cntd 2	66.67 %	Votes
Yes					0 0.00 %
No					0 0.00 %

Shall the Village of Lemont, in Counties of Cook, Will, and DuPage, Illinois, dedicate resources to investment in its public infrastructure including but not limited to investment in its water and sewer systems?

Vote for ONE	Prec Cntd 1	Rg Voters 3	Ballots Cntd 2	66.67 %	Votes
Yes					0 0.00 %
No					0 0.00 %

Shall the Village of Lemont, Counties of Cook, Will, and DuPage, Illinois, impose a Non-Home Rule Municipal Retailers' Occupation Tax and a Non-Home Rule Municipal Service Occupation Tax (commonly referred to as a "municipal sales tax") at a rate of 1% for expenditures on public infrastructure or property tax relief in accordance with the provisions of Sections 8-11-1.3 and 8-11-1.4 of the Illinois Municipal Code (65 ILCS 5/8-11-1.3 and 65 ILCS 5/8-11-1.4)?

Vote for ONE	Prec Cntd 1	Rg Voters 3	Ballots Cntd 2	66.67 %	Votes
Yes					0 0.00 %
No					0 0.00 %

## VILLAGE OF VILLA PARK

Do you support the Village of Villa Park, Illinois, spending up to \$1,000,000.00 in new property taxes to fund repairs to Lufkin Pool which would allow the Village to safely reopen the pool?

DuPage

Vote for ONE	Prec Cntd 29	Rg Voters 15,001	Ballots Cntd 2,035	13.57 %	Votes
Yes					958 47.43 %
No					1,062 52.57 %
<b>District Total</b>	<b>Prec Cntd 29</b>	<b>Rg Voters 15,001</b>	<b>Ballots Cntd 2,026</b>		<b>Total</b>
Yes					958
No					1,062

## VILLAGE OF WILLOWBROOK

Shall the Village of Willowbrook become a home rule unit?

DuPage

Vote for ONE	Prec Cntd 18	Rg Voters 6,810	Ballots Cntd 2,337	34.32 %	Votes
Yes					1,247 56.55 %
No					958 43.45 %
<b>District Total</b>	<b>Prec Cntd 18</b>	<b>Rg Voters 6,810</b>	<b>Ballots Cntd 2,300</b>		<b>Total</b>
Yes					1,247
No					958

**2019 Consolidated General Election**

Tuesday, April 2, 2019

# **VILLAGE OF WILLOWBROOK**

Election Abstract

DuPage County Election Commission

421 N County Farm Rd

Wheaton, IL 60187

**2019 Consolidated General Election**  
Tuesday, April 2, 2019

**Election Abstract**

**Village of Willowbrook Village Trustee**

Vote for not more than THREE

Reg Vtrs: 6,810

Ballots Counted: 2,337

Total votes: 5,295

Precincts 18

	90027	90042	90059	90061	90066	90069	90081	90086	90087	90099	90103	90112	90113	90119	90131	90132	90137	90142	Total
Suzanne Berglund	94	81	129	5	46	15	44	0	328	113	13	30	25	149	156	116	2	55	1,401
Gabriela Tejeda-Rios	56	78	80	4	22	5	30	0	98	76	5	11	23	105	63	81	0	29	746
Paul M. Oggerino	73	77	125	5	46	11	40	0	292	99	7	27	19	164	115	100	2	42	1,244
Helen "Gayle" Neal	75	77	113	4	45	10	37	0	334	83	10	27	30	132	121	93	2	41	1,234
Sri Rao	51	74	75	4	33	3	25	0	56	77	5	9	13	99	34	91	0	21	670
Registered Voters	375	463	577	20	211	63	290	0	991	583	46	107	638	615	796	461	2	572	6,810
Ballots Counted	152	168	242	10	86	23	81	0	486	196	20	46	54	276	211	224	2	80	2,337

**Village of Willowbrook - Prop-Home Rule**

Vote for ONE

Reg Vtrs: 6,810

Ballots Counted: 2,337

Total votes: 2,205

Precincts 18

	90027	90042	90059	90061	90066	90069	90081	90086	90087	90099	90103	90112	90113	90119	90131	90132	90137	90142	Total
Yes	66	111	136	5	55	9	39	0	234	99	5	18	34	162	91	147	0	36	1,247
No	74	52	82	4	27	12	35	0	211	88	15	24	15	104	112	63	2	38	958
Registered Voters	375	463	577	20	211	63	290	0	991	583	46	107	638	615	796	461	2	572	6,810
Ballots Counted	152	168	242	10	86	23	81	0	486	196	20	46	54	276	211	224	2	80	2,337



# **VILLAGE OF WILLOWBROOK**

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**MUNICIPAL SERVICES  
DEPARTMENT**

**BUILDING & ZONING DIVISION**

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**COMPREHENSIVE TITLE 4 UPDATE  
(2019)**

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**DRAFT (1)**

**Revised: May 8, 2019**

**Passed & Approved Date: TBD**

**Effective Date: TBD**

**Presented to the Laws & Ordinances Committee on May 14, 2019**

**Roy Giuntoli, Building Official**

# TITLE 4: MUNICIPAL SERVICES DEPT. / BLDG. & ZONING DIVISION

## ADOPTION OF 2018 ICC CODES / 2017 NEC

### CHAPTER 1: DEPARTMENT OF MUNICIPAL SERVICES

Complete	Changes: (Y/N)			#:	Name:
	Grammatical	Technical	?s		
				4-1- 1:	Establishment
				4-1- 2:	Director of Municipal Services
				4-1- 3:	Salary
				4-1- 4:	Duties

### CHAPTER 2: BUILDING CODE

				4-2- 1:	Title
				4-2- 2:	Purpose
				4-2- 3:	Chapter as Remedial
				4-2- 4:	Definitions
				4-2- 5:	Applicability, Exemptions, More Restrictive Regulations
				4-2- 6:	Structure Existing On Date of Adoption Of Chapter, Structures Moved into Village
				4-2- 7:	Public Safety, Insurance, Bonds
				4-2- 8:	Approved Materials, Modifications
				4-2- 9:	Director Of Community Development, Duties and Powers
				4-2-10:	Building Permits
				4-2-11:	Permit Fees
				4-2-12:	Inspections
				4-2-13:	Stop Work Orders
				4-2-14:	Certificates and Inspections
				4-2-15:	Emergency Measures
				4-2-16:	Off-Street Parking
				4-2-17:	Load and Capacity Placard
				4-2-18:	Hours for Construction Work
				4-2-19:	Rules Adopted by Reference
				4-2-20:	Violation Penalties
				4-2-21:	Industrial, Commercial and Multi-Family Building Code Adopted
				4-2-22:	Mechanical Code Adopted
				4-2-23:	RESERVED (Former "Energy Code" Section)
				4-2-24:	Plumbing Code Adopted
				4-2-25:	Water Well Code Adopted
				4-2-26:	Private Sewage Disposal Code Adopted
				4-2-27:	Electrical Code Adopted
				4-2-28:	Fire Prevention Code Adopted
				4-2-29:	DuPage County Countywide Stormwater and Flood Plain Ordinance Adopted
				4-2-30:	Minimum Security Code Adopted
				4-2-31:	Minimum Housing Code
				4-2-32:	Swimming Pool Regulations
				4-2-33:	Single-Family Building Code Adopted
				4-2-34:	Fuel Gas Code Adopted <b>(NEW SECTION)</b>
				4-2-35:	Existing Building Code Adopted <b>(NEW SECTION)</b>

"-" = no further action required

\* = minor ?'s only

\*\* = needs minor review

\*\*\* = needs major review

# 2019 COMPREHENSIVE TITLE 4 & BUILDING CODE UPDATE EXECUTIVE SUMMARY

The Village of Willowbrook Building & Zoning Division is proposing updated Building Codes and updated Amendments to those codes. Currently the Village is on the 2009 International Code Council (ICC) library of codes along with the 2008 National Electric Code (NEC). These updates that we are reviewing today are for the 2018 ICC family of codes and the 2017 NEC.

## **TITLE 4 SECTIONS 20 THROUGH 35 (Building Codes):**

### **RESIDENTIAL**

- The 2018 International Residential Code (IRC)
  - The 2009 IRC introduced residential dwelling fire sprinkler systems as a mandatory requirement in all new residential dwellings (Townhouse and 1 & 2 Family).
    - In 2011 the whole house sprinkler system was discussed in the Municipal Services Committee. At that time and it was decided at that time to write an amendment that deleted the requirement from the model code. It was then determined in that committee that sprinklers will be required only in hazardous areas, these locations are defined as follows: any / all mechanical rooms housing furnace, boiler, water heaters. We furthermore wrote an amendment requiring a Limited Area Fire Suppression System for these locations. In this system a sprinkler head is viewed an additional fixture (connected to the potable water piping). The only other requirement is a backflow prevention device on the system
    - Several weeks ago, at the direction of the then Village Administrator, I was asked to briefly discussed this matter once again w/ Mike Mistele – he felt that the sprinkler amendment should remain the same to leave as is... Comments?
  - Amendments in general:
    - All of our Amendments are there to increase safety & strength factors to our structures. Many of these are shared by local / nearby municipalities, i.e. Larger footings / foundation for structurers with masonry.
    - They delete construction practices that are not suited for this area, i.e. Wood foundations.
  - Decks are a large part of our Permits. Over the years we have amended the code to ensure greater safety for them. Finally, the code caught up! We did amend to require a post size of 6x6 post at 60"
  - Still here:
    - Additional draftstopping requirements for concealed open spaces.
    - Additional dwelling unit separation requirements, preserving the fire-resistance rating of walls; penetration protection, drywall type and thickness.
    - Habitable attics now require emergency escape openings.
    - Basement escape sill height reduced 44" to 40"

### **COMMERCIAL**

- 2018 International Building Code:
  - nothing major to mention in change. However, the one major change is that the work proposed on an existing commercial building used to be in Chapter 34. In 2018 changed and the requirements are now in yet another stand-alone code aptly called the "Existing Building Code". The new code gives additional prescriptive options when modifying an existing building.
  - New:

## **ENERGY CONSERVATION – RESIDENTIAL & COMMERCIAL**

- Effective January 29, 2010 the State of Illinois adopted a mandatory Energy Conservation code in an effort to reduce overall energy consumption and pollution rates, provide additional environmental protection and promote sustainable development. Currently the 2015 version is in effect, however, by ~June the 2018 version will be enforced. Noting that IL codes actually in some ways reduces requirements. This was / will be removed from our Online Codified Code Section; it will now read: 4-2-23 RESERVED. This code will however still be included in a handout that includes all applicable codes.

## **2017 POOL & SPA CODE:**

- The Pool & Spa code used to be included in the IRC (Appendix G) & IBC (Chapter S3109), now this subject has its own 'stand-alone' Code Book.
  - Not many wholesale changes outside of all the requirements are now listed in one location.
  - The Association of Pool & Spa Professionals assisted in the writing of the book.
  - There was some 'Fencing' [barrier] changes, opening limitations.
  - Our local [safety minded] amendments are still in play: throw ring, hook & rope are still required to be present at the Final Inspection
  - A person cannot use fire hydrant to fill pools, must come from property water / hose bib, etc.

## **RESIDENTIAL / PROPERTY MAINTENANCE**

- International Property Maintenance Code (IPMC)
  - The Code itself has not changed much if at all.
  - We made some addended amendments:
    - Defacement (e.g. graffiti), we put time limits on the removal of this (72 hours)
    - Tree Plant Nuisance (#12)
    - The code finally cleaned up the matter of overcrowding and much of our amendments are now 'in' the code!
  - Still the sawm:
    - 10" max. weed height
    - The Minimum Inside temperature (heating) that a landlord can provide to their tenants has been increased from 65 degrees F. to 68 degrees F.
    - Screens still required!
    - One emergency exit opening shall lead directly to the outside

## **TITLE 4 SECTIONS 1 THROUGH 20 (POLICIES, RULES, ETC.)**

### **STAFF TITLE CHANGES:**

- Much of Title 4, but especially Sections 1-20, called out the position "Municipal Services Director" (MSD). After the retirement of Village Administrator Tim Halik, that position was dissolved and others were created in its place.
- The affected sections are called out / highlighted and the responsible party / position needs to be chosen.

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 10

Community Development: 2

Village Administrator: 3

Building Official: 1

Public Works: 0

Manager: 0

Planner: 1

## CHAPTER 1

### DEPARTMENT OF MUNICIPAL SERVICES

#### 4-1-1: ESTABLISHMENT

#### 4-1-2: ~~DIRECTOR OF MUNICIPAL SERVICES~~ [????]

#### 4-1-3: SALARY

#### 4-1-4: DUTIES

#### 4-1-1: ESTABLISHMENT:

There is hereby created the ~~Director of Municipal Services~~ [????] for the Village. This department shall consist of the ~~Director of Municipal Services~~ and such other officers and employees as may be provided by the Village Board.

(Ord. 05-O-32, 11-14-2005)

#### 4-1-2: ~~DIRECTOR OF MUNICIPAL SERVICES~~ [????]:

There is hereby created the office of ~~Director of Municipal Services~~ [????], who shall be appointed by the Village President by and with the advice and consent of the Board of Trustees. The ~~Director of Municipal Services~~ [????] shall supervise all officers and employees assigned to or falling under the jurisdiction of the Department of Municipal Services. The ~~Director of Municipal Services~~ [????] shall report to the Village Administrator.

(Ord. 05-O-32, 11-14-2005)

#### 4-1-3: SALARY:



- (K) Maintain and supervise all public property in the Village, including all streets, parks, parkways, sidewalks, municipal buildings and all other property of the Village not specifically assigned to some other officer;
- (L) Supervise the care, maintenance and operation of the Village water distribution system; the street lighting system and all streets and sidewalks and the drainage thereof;
- (M) Supervise the maintenance of any pavement, building, lighting system, water mains and any appurtenances thereto, and all other maintenance work conducted by the Village;
- (N) Supervise the collection and disposal of garbage and refuse;
- (O) Be responsible for the condition of all motor vehicles, trucks and other equipment of the Village; and of all buildings or places in which the same are housed or kept. In addition, he shall have charge of all radio equipment owned and operated by the Village;
- (P) Implement Village plans and policies by encouraging and assisting annexation of unincorporated property; and
- (Q) Perform such other duties and functions as shall from time to time be provided for in this code. (Ord. 05-O-32, 11-14-2005)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-1: TITLE:**

This chapter will be known as the *BUILDING CODE OF THE VILLAGE OF WILLOWBROOK*. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-2: PURPOSE:**

The purpose of this chapter is to provide for the safety, health and public welfare through structural strength and stability, means of egress, adequate light and ventilation and protection to life and property from fire and hazards incidental to the design, construction, alteration, removal or demolition of buildings or structures. This chapter sets forth requirements which are considered reasonable and are held in every instance to be the minimum for the promotion of public health, safety and the general welfare. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-3: CHAPTER AS REMEDIAL:**

This chapter shall be construed to secure its expressed intent, which is to ensure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation, and fire safety; and, in general, to secure safety to life and property from all hazards incident to the design, erection, construction, alteration, removal or demolition of all buildings and structures. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 4

Community Development: 0

Village Administrator: 0

Building Official: 2

Public Works: 0

Manager: 0

Planner: 0

**4-2-4: DEFINITIONS:**

The following words and phrases as used in this title shall have the following meanings unless a different meaning is required by the context. Where terms are not defined herein and are defined elsewhere in this code, they shall have the meanings as so defined.

**ACCEPTED ENGINEERING PRACTICE:** That which conforms to accepted principles, tests or standards of nationally recognized technical or scientific authorities.

**ACCESSIBLE:** Refers to any opening in the exterior of a building larger than eight inches by twelve inches (8" x 12"); (e.g., door, window, transom, vent, duct, skylight, etc.) that is within either: a) eighteen feet (18') of the ground or the roof of an adjoining structure; b) fourteen feet (14') of any window, fire escape or ledge; or c) four feet (4') of another opening larger than eight inches by twelve inches (8" x 12"), a fire escape or a ledge in or projecting from the same wall as such opening or an adjacent wall, and leading to another building or structure.

**ALCOVE:** A recess adjoining and connecting with a larger room, with an unobstructed opening into such room.

**ALTERATION:** A change in size, shape, character or use of a structure or a change or rearrangement in the structural, mechanical, electrical, plumbing or egress systems of a building or structure.

**APPROVED:** "Approved", as applied to a material, device or method of construction, shall mean approved by the **Director of Municipal Services Building Official** under the provisions of this chapter, or approved by some other authority designated by law to give approval in the matter in question.

**APPROVED RULES:** The legally adopted rules of the **Director of Municipal Services Building Official** or of a recognized authoritative agency.

**AREA:** The maximum horizontal projected area of the building or structure at or above grade.

**AREAWAY:** An uncovered subsurface space adjacent to a building.

**BUILDING LINE:** The setback or yard line, established by law, beyond which a building shall not be built or extend.

**BUILDING OFFICIAL:** The officer which is hereby authorized and it is his duty to administer and enforce the provisions of the Building Code, making such determinations, interpretations and orders as are necessary therefore, and requiring such plats, plans and other descriptive material in connection with applications for permits as are necessary for him to judge compliance with the Title. The **Building Official** of the Village of Willowbrook, DuPage County, Illinois.

**BUILDING PERMIT:** A permit issued by the Village for construction, erection or alteration of a structure or building.

**BUILDING, PRINCIPAL:** A nonaccessory building in which the principal Use of the lot on which it is located is conducted.

**BUILDING SERVICE EQUIPMENT:** The mechanical, electrical or elevator equipment, including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, fire fighting and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

**BURGLARY RESISTANT GLAZING MATERIAL:** Glass and glasslike materials which comply with or exceed the Underwriters Laboratories, Inc., or another approved testing agency, standard for burglary resistant glazing materials as follows: withstand the impact of a five (5) pound steel ball dropped from a height of ten feet (10') concentrated within a five inch (5") diameter area of the surface without release from the frame.

**CLOMA:** A conditional letter of map amendment. A FEMA comment letter on a development proposed to be located in, and affecting only that portion of the area of a flood plain outside the regulatory floodway and having no impact on the existing regulatory floodway or base flood elevations.

**CLOMR:** A conditional letter of map revision. A letter that indicates that FEMA will revise base flood elevations, flood insurance rate zones, flood boundaries, or floodways as shown on an effective FIRM or FBFM, after the record drawings are submitted and approved.

**CEILING:** The overhead inside finish of a room; the surface of the room opposite the floor.

**CEILING HEIGHT:** The clear vertical distance from the finished floor to the finished ceiling.

**CELLAR:** The portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground. In dwellings, it shall not be used as sleeping quarters or for the

**COURT, INNER:** Any court enclosed wholly by buildings, walls or other enclosing devices.

**COURT, OUTER:** A court extending to and opening upon a street, public alley, or other approved open space, not less than fifteen feet (15') (4572 mm) wide, or upon a required yard.

**CRITICAL WETLANDS:** Wetlands of the highest value by virtue of one or more high-ranking characteristics that result in a uniquely valuable environment.

**CYLINDER GUARD:** A hardened steel ring or plate surrounding the otherwise exposed portion of a cylinder lock to prevent cutting, prying, pulling or wrenching with common tools.

**DEAD BOLT:** A bolt which has no automatic spring action and which is operated by a key, thumb turn or lever and is positively held fast in the protected position.

**DEAD LATCH:** A latch which is positively held in latched position with a strike by an added integral bolt-type mechanism and is released by a key from the outside and a knob or similar actuator from the inside.

**DEPRESSIONAL STORAGE:** The existing volume of storage available under the base flood elevation that may be contained in low lying areas that have no drainage outlet.

**DEVELOPMENT:** Any manmade change to improved or unimproved real estate, including, but not limited to, construction of or substantial improvements to buildings or other structures, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations.

**DILAPIDATED:** Fallen into ruin, decay or disrepair.

**DIRECTOR OF MUNICIPAL SERVICES:** The officer charged with the administration and enforcement of this chapter, or his duly authorized representative. The **Director of Municipal Services** of the Village of Willowbrook, DuPage County, Illinois. **[STAYS/LEAVES?]**

**DOOR SCOPE:** A system of lenses encased for convenient installation in entrance doors permitting an inside viewer to observe a one hundred eighty degree (180°) area of the outside with the door closed.

**DORMITORY:** A room occupied by more than two (2) guests.

**DOUBLE CYLINDER DEAD BOLT:** A dead bolt lock actuated by a key from the inside and outside.

**FHBM:** A flood hazard boundary map. An official map of a community issued by FEMA, on which the boundaries of the flood, mudslide or mudflow, or related erosion areas having special hazards have been designated as Zones A, M, and/or E.

**FIRM:** A flood insurance rate map. A map issued by FEMA that is an official community map, in which map FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community. This map may or may not depict floodways.

**FACTORY BUILT FIREPLACE:** Prefabricated unit and all parts used to assemble the unit, including the fire box and flue.

**FAMILY:** One or more persons as related to the other by blood, marriage, guardianship or adoption, or a group of not more than three (3) persons not so related, together with his or her domestic servants, maintaining a common household in a dwelling unit, or a group of not more than six (6) handicapped individuals, as defined in title VIII of the United States Civil Rights Act of 1968, as amended, together with their domestic servants and attendants, maintaining a common nonprofit household in a dwelling unit.

**FIRE RETARDANT TREATED WOOD:** Wood treated to be fire retardant and approved by a certified testing laboratory as meeting the requirements of ASTM E-84.

**FLOOD:** Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation of runoff of surface waters from any source.

**FLOODPROOF:** Additions, changes, or adjustments to structures or property that prevent the entry of floodwater in order to protect property from flood damage.

**FLOODPROOFING CERTIFICATE:** A form published by FEMA that is used to certify that a structure is floodproofed to one foot (1') above the base flood elevation.

**FLOOD PLAIN:** The area typically adjacent to and including a body of water where ground surface elevations are at or below a specified flood elevation.

**FLOOD PROTECTION ELEVATION:** The elevation to which uses regulated in this Title are required to be elevated or floodproofed.

**FLOODWAY:** The channel and that portion of the flood plain adjacent to a stream or watercourse that is needed to convey the base flood.

**FLOOR:** The inside bottom finish of a room.

**FLOOR AREA:** The "floor area" of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such building or buildings measured from the exterior face of exterior walls, or from the centerline of party walls separating two (2)



**GRADE:** (A) For buildings adjoining one street only, the elevation of the established curb at the center of the wall adjoining the street.

(B) For buildings adjoining more than one street, the average of the elevations of the established curbs at the center of all walls adjoining streets.

(C) For buildings having no wall adjoining the street, the average level of the ground adjacent to the exterior walls of the building at exit locations. All walls approximately parallel to and not more than fifty feet (50') from a street are to be considered as adjoining the street.

**GRADE HALLWAY, GRADE LOBBY, GRADE PASSAGEWAY:** An enclosed hallway, exitway, or corridor connecting a required exit to a street or to an open space or court communicating with a street.

**GRADING PLAN:** A grading plan shall be submitted for all new construction showing in sufficient detail all elevations, contour lined, etc. Grading plans for single-family detached residences shall have a minimum scale of one inch equals twenty feet (1" = 20').

**GUEST:** Any person having the right to occupy a room for living or sleeping purposes.

**GUEST ROOM:** Any room or rooms used, or intended to be used by a guest for sleeping purposes.

**HABITABLE FLOOR:** Any floor used for living purposes, including a basement.

**HABITABLE ROOM:** A room used for living, sleeping, eating or cooking purposes, but excluding baths, toilet rooms, storage spaces, utility rooms and corridors.

**HIGH WATER ELEVATION:** The elevation of flood waters of the base flood at any given point.

**HOME OCCUPATION:** Any gainful occupation engaged in by the occupant of a dwelling at or from the dwelling.

**HORIZONTAL SEPARATION:** A permanent open space between the building wall under consideration and the nearest line to which a building is or may be legally built. Cornices and eaves projecting less than twelve inches (12"), belt courses, bay windows and window sills projecting less than four inches (4") and drop awnings shall not be considered in determining horizontal separation.

**HOT WATER:** Water at a temperature of not less than one hundred ten degrees Fahrenheit (110°F).

**HOTEL (MOTEL):** Any building containing fifty (50) or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are

(C) Solid Masonry: Masonry consisting of solid masonry units laid continuously in mortar, or consisting of plain concrete.

(D) Solid Masonry Unit: A masonry unit whose net cross-sectional area in every plane parallel to the bearing surface is seventy five percent (75%) or more of its gross cross-sectional area measured in the same plane.

**MINIMUM HABITABLE ROOM HEIGHT:** A clear height from finished floor to finished ceiling of not less than seven feet (7') in the basement, cellar, upper stories, attic rooms and top half-stories over not less than one-half (1/2) the floor area when used for sleeping, study or similar activity.

**MINIMUM HABITABLE ROOM SIZE:** A room with a minimum dimension of ten feet (10') and minimum area of eighty (80) square feet between enclosing walls or partitions, exclusive of closet and storage spaces.

**MOTOR FUEL SERVICE STATIONS:** A structure, building, or premises or any portion thereof where a flammable fluid is stored, housed or sold for supply to motor vehicles.

**MOTOR VEHICLE REPAIR SHOP:** A building, structure or enclosure in which the general business of repairing motor vehicles is conducted, including a public garage.

**MULTIPLE POINT LOCKS:** A system of lever-operated bolts that engage a door opening, at least at the head and sill, operated by a single knob or handled from the inside and optionally a cylinder locked handle from the outside.

**MUNICIPALITY:** Whenever used in this Code, it shall mean the Village of Willowbrook.

**NFIP:** The National Flood Insurance Program. The requirements of the NFIP are codified in title 44 of the Code of Federal Regulations.

**NONCOMBUSTIBLE MATERIAL:** Materials that are approved by Underwriters Laboratories Inc., or another approved testing agency, for their noncombustible nature and do not serve as a source of contribution to a fire.

**NONCONFORMING STRUCTURE:** A structure lawfully established which:

(A) Does not comply with all the regulations of this Title governing the bulk of structures located within any given district; or

(B) Is designed or intended for a nonconforming use.

**NONCONFORMING USE:** A structure and the use thereof or the use of land that does not comply with the regulations of this Title or Title 9 governing use in the district in which it is located, but which conformed with all of the codes, ordinances and other legal

**PROFESSIONAL ENGINEERING:** The application of science to the design of engineering systems and facilities, using the knowledge, skills, ability and professional judgment developed through professional engineering education, training and experience.

**PROFESSIONAL ENGINEERING PRACTICE:** The consultation on, conception, investigation, evaluation, planning and design of, and selection of materials and methods to be used in, administration of construction contracts for or site observation of an engineering system or facility, when such consultation, conception, investigation, evaluation, planning, design, selection, administration or observation requires extensive knowledge of engineering laws, formula, materials, practice and construction methods.

**PUBLIC CORRIDOR:** An enclosed public passageway with access to and from individual apartments, offices or rooms leading to a public hallway or to the exitways.

**PUBLIC HALLWAY:** A public corridor or space separately enclosed for providing common access to all the exitways of a building on any story.

**PUBLIC PARKING DECK:** An unenclosed or partially enclosed structure for the parking of motor vehicles, with no provision for the repairing or servicing of such vehicles.

**RAT HARBORAGE:** Any place where rats can live, nest or seek shelter.

**RATED:** Whenever used in this Code, it shall mean as listed by the Underwriters Laboratories, Inc., or another approved testing agency.

**RATED ASSEMBLY:** All parts and components when assembled will provide a fire rated assembly.

**RATPROOF:** A form of construction which will prevent the entrance and exit of rats to and from a given space or building.

**RECORD DRAWINGS:** Drawings prepared, signed and sealed by a professional engineer or land surveyor representing the final as-built record of the actual in-place elevations, location of structures and topography.

**REFUSE:** Garbage, rubbish, ashes and dead animals.

**REGULATORY FLOOD PLAIN:** The flood plain as determined by the base flood elevation used as the basis for regulation in this Title.

**REGULATORY FLOODWAY:** The floodway that is used as the basis for regulation in this Title.

**REGULATORY WETLANDS:** All wetlands other than critical wetlands.

**SINGLE CYLINDER DEAD BOLT:** A dead bolt activated from the outside by a key and from the inside by a knob, thumb turn, lever or similar actuator.

**SLIDING DOOR DEAD BOLT:** A single dead bolt which after penetration of the strike, expands or is pivoted hook type to resist sliding of the door by force.

**SLOW BURNING:** This is a general relative term. Its precise meaning is defined in this Chapter for specific applications.

**SOIL SCIENTIST:** A person with a four (4) year degree in which the core curriculum included course work in two (2) of the following fields: soil science, pedology, edaphology, and geomorphology, and which person has a minimum of two (2) years of field experience in classifying soils.

**SPECIAL FLOOD HAZARD AREA:** An area having special flood, mudslide, or mud flow, or flood related erosion hazards, and which area is shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V, M, or E.

**SPECIAL MANAGEMENT AREAS:** Regulatory floodplains or wetlands.

**SPRINKLED:** Equipped with an approved automatic sprinkler system.

**STAIRWAY:** One or more flights of stairs and the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one floor level to another in a building or structure.

**STORMWATER FACILITY:** All ditches, channels, conduits, bridges, culverts, levees, ponds, natural and manmade impoundments, wetlands, tile, swales, sewers or other natural or artificial structures or measures which serve as a means of draining surface and subsurface water from land.

**STORY:** That portion of a building included between the floor surface and the surface of the next floor or roof above and having a height of not less than seven feet (7'), except that space used exclusively for the housing of mechanical services for the building and having access limited to maintenance purposes only, shall not be construed as a story. A basement shall be construed if the level of the finished floor is four feet (4') or less from the average finished grade adjacent to that floor. A story may have differing or "split" levels, in which case, the floor levels which have the least difference in floor level (5 feet or less) shall be construed as being of the same story. A mezzanine shall be construed as a story if its area exceeds one-third (1/3) of the floor area of the room in which the mezzanine is located.

**STORY, HALF:** A space under a sloping roof which has the line of intersection of roof decking and Wall not more than three feet (3') above the top floor level, and in which space not more than sixty percent (60%) of the floor area is completed for the principal or accessory uses.

(B) Cavity Wall: A wall built of masonry units or of plain concrete, or a combination which the inner and outer widths of the wall are tied together with metal ties.

(C) Curtain Walls: An exterior nonbearing wall between columns or piers which is not supported by beams or girders at each story.

(D) Division Wall: An interior wall which divides a building into the required floor area and shall be constructed as a "fire wall".

(E) Exterior or Enclosure Wall: An outside wall or vertical enclosure of a building, other than a party wall.

(F) Fire Wall: A wall having adequate fire resistance and structural stability under fire conditions to accomplish the purpose of completely subdividing a building or of completely separating adjoining buildings to resist the spread of fire.

(G) Foundation Wall: That portion of an enclosing wall below the first tier of floor joists or beams nearest and above the grade line.

(H) Panel Wall: An exterior, nonbearing wall in a skeleton structure built between columns or piers and supported at each story.

(I) Parapet Wall: That portion of a wall which extends above the roof line and bears no load except as it may serve to support a roof structure.

(J) Party Wall: A wall on an interior lot line used or adapted for joint service between two (2) buildings.

(K) Retaining Wall: A wall constructed to support a body of earth or to resist lateral thrust.

**WATERSHED:** All land area drained by, or contributing to, the same stream, lake, or stormwater facility.

**WATERSHED BENEFIT:** A decrease in flood elevations and flood damages upstream or downstream of the development site.

**WATERSHED PLAN MODEL:** A hydrologic and hydraulic model used in developing a watershed plan.

**WETLANDS:** Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**WINDOW:** A glazed opening, including glazed doors, which open upon a yard, court, or recess from a court, or a vent shaft open and unobstructed to the sky.

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 1

Public Works: 0

Manager: 0

Planner: 0

**4-2-5: APPLICABILITY, EXEMPTIONS, MORE RESTRICTIVE REGULATIONS:**

- (A) This chapter shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized for promulgation under the provisions of this chapter.
- (B) All buildings and structures, and parts and appurtenances thereof, both existing and hereafter erected or installed shall be so maintained that the occupants and users thereof and others are reasonably safe from the hazards of fire, explosion, collapse, contagion and spread of infectious disease. If found by the building official not so maintained, he may order necessary corrective work, repair, replacement or removal.
- (C) No building or structure shall be constructed, extended, repaired, removed or altered in violation of these provisions, except for repairs as defined in subsection (D) of this section and except further that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building or structure is not otherwise altered or its use or occupancy changed.
- (D) Ordinary repairs to structures may be made without application or notice to the Village, but such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
- (E) When the provisions contained in this Chapter conflict with any other provisions contained in this code or in any County, State or Federal Statute, the most restrictive or rigid provisions shall control. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-6: STRUCTURES EXISTING ON DATE OF ADOPTION OF CHAPTER,  
STRUCTURES MOVED INTO VILLAGE:**

- (A) It shall be unlawful to use or occupy any building or structure, or part thereof, in violation of the provisions of this chapter, except as otherwise provided for in this chapter.
- (B) The legal use and occupancy of any structure existing on the date of adoption of this chapter which has been heretofore approved, may be continued without change, except as may be specifically provided for in this chapter.
- (C) Alterations or repairs may be made to any structure without requiring the existing structure to comply with all the requirements of this chapter, provided such work conforms to that required of a new structure. Alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.
- (D) Alterations or repairs to an existing structure which are nonstructural and do not adversely affect any structural member of any part of the structure having a required fire resistance rating may be made with the same materials of which the structure is constructed.
- (E) In the event a building or structure is altered or repaired in excess of thirty five percent (35%) of its present replacement value or altered in excess of thirty five percent (35%) of its cubical content, exclusive of foundation, the Village may require that the entire building or portions thereof be brought into compliance with all provisions of this chapter.
- (F) If the structure is increased in floor area or number of stories, the entire structure shall be made to conform with the requirements of this chapter in respect to means of egress, fire protection, fire suppression, light and ventilation and life safety.
- (G) Buildings and structures moved into or within the Village shall comply with the provisions of this chapter for new buildings and structures and shall not be used or occupied in whole or in part until the Certificates of Occupancy shall have been issued by the Village. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

**Director of Municipal Services: 5**

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-7: PUBLIC SAFETY, INSURANCE, BONDS:**

- (A) Insurance: All General Contractors who use the streets or other public property shall file with the Village, prior to the issuance of a Building Permit, a Certificate of Insurance with coverages as follows:
1. Public liability insurance for each person in the sum of one hundred thousand dollars (\$100,000.00) and for each accident in the sum of three hundred thousand dollars (\$300,000.00).
  2. Property damage insurance in the amount of fifty thousand dollars (\$50,000.00) limited to not less than ten thousand dollars (\$10,000.00) for each accident. (Ord. 97-O-13, 5-27-1997)
- (B) Occupation of Streets, Sidewalks and Parkways: Streets, parkways or sidewalks shall not be occupied with building materials prior to the issuance of a Building Permit unless permission is obtained from the **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**. In no event shall public property other than that immediately in front of the lot or land upon which the work is being done be occupied, nor shall more than one-third (1/3) of the streets, from curb line to curb line, be occupied unless permission is obtained from the **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**. No materials shall be so placed as to render inaccessible any fire hydrant, valve chamber, manhole or catch basin, or obstruct the gutter or waterway of any street. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)
- (C) Bypass Walk: Before any sidewalk is obstructed by scaffolding or other material, or is removed, a safe hard surfaced temporary bypass walk shall be constructed and maintained. Pedestrians shall be protected from vehicular traffic by a barricade or fence. During overhead construction, pedestrians shall further be protected from falling debris by solid overhead planking.
- (D) Barricades or Fencing Required: Any person, using public property for temporary storage of construction materials shall provide substantial and suitable barricades or fencing and shall provide, place and maintain proper and sufficient amber lights or flares to guard and protect all traffic and passersby.



shall be approved by the Municipal Services Department prior to the initiation of any excavation work. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(N) Portable Toilet Facilities Required: All new construction sites will be required to provide temporary washroom facilities during construction. Said temporary washroom facilities shall be located entirely on the construction site and are not permitted to be located on adjoining private property or within any Public Right of Way or Easement. (Ord. 97-O-13, 5-27-1997)

(O) Performance Bond: Prior to the issuance of any Building Permit (including permits required elsewhere in this code for work performed in conjunction with the water system of the Village), a cash bond shall be deposited with the Village to indemnify the Village against damage to, secure the proper installation of and/or secure the restoration of any and all public property and/or improvements, including, but not by way of limitation, streets, curbs, sidewalks and/or parkways. Said cash bond shall be in the following amounts:

Type Of Excavation	Bond Amount
Water tap - short side (single excavation)	\$1,000.00
Water tap - long side (double excavation)	\$2,000.00
Sanitary tap (single excavation)	\$1,000.00
Sanitary tap - long side (double excavation)	\$2,000.00
Water main project (excavation within entire Right of Way)	\$2,500.00 per property fronting the excavation
Sewer main project (excavation within entire Right of Way)	\$2,500.00 per property fronting the excavation
Open cut road crossing (requires trench backfill - 6 inches bituminous aggregate mix (BAM) - 1 1/2 inches bituminous surface)	\$2,500.00
Culvert replacement (for new construction and additions, replacement of damaged culverts)	\$1,500.00
Right of Way landscaping (for new construction areas and/or additions)	\$750.00

Handwritten note: *increase* with a bracket pointing to the \$2,500.00 entries.

(Ord. 05-O-11, 4-11-2005)

All installation, repair and/or restoration of public property and/or improvements shall be in accordance with the instructions of and within the time period(s) established by the Director of Municipal Services Village Administrator /

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-8: APPROVED MATERIALS, MODIFICATIONS:**

- (A) Construction Method: All materials, equipment and devices approved for use by the provisions of this chapter shall be constructed and installed only in accordance with such approval.
- (B) Modifications: When there are practical difficulties involved in carrying out structural or mechanical provisions of this chapter or of an approved rule, the Village may vary or modify such provision upon application by the owner or the owner's representative; provided, that the spirit and intent of this chapter shall be observed and public welfare and safety be assured. (Ord. 97-O-13, 5-27-1997)
- (C) Records: The application for modification and the final decision of the Village shall be in writing and shall be officially recorded with the application for the permit in the permanent records of the Municipal Services Department. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)
- (D) Used Materials and Equipment: Used materials, equipment and devices may be utilized provided they have been reconditioned, tested and placed in good and proper working condition and approved for use by the Village.
- (E) Alternative Materials and Equipment: The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter, provided any such alternative has been approved. The Village may approve any such alternative provided the Village finds that the proposed design is satisfactory and complies with the intent of the provisions of this chapter, and that the material, method or work offered is, for the purposes intended, at least the equivalent of that prescribed in this chapter, in quality, strength, effectiveness, fire resistance, durability and safety.
- (F) Research and Investigations: The Village shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, the Village may approve its use subject to the requirements of this chapter. The costs of all tests, reports and investigations required under these provisions shall be paid by the applicant.

# of Times the Following Terms are Indicated in this Section:

**Director of Municipal Services:** 8

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-9: ~~DIRECTOR OF MUNICIPAL SERVICES~~ [VILLAGE ADMINISTRATOR / SUPERINTENDENT OF PUBLIC WORKS / BUILDING OFFICIAL], DUTIES AND POWERS:**

- (A) Authority: It shall be the duty of the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] to see to the enforcement of all the provisions of this chapter and all other regulations relating to building or zoning and to inspect all buildings and structures and parts and appurtenances thereof regulated by this chapter being erected, installed or altered as frequently as may be necessary to ensure compliance with the provisions of this chapter. The ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] is hereby authorized and it is his duty to administer and enforce the provisions of this chapter, making such determinations, interpretations, and orders as are necessary therefore, and requiring such plats, plans and other descriptive material in connection with applications for permits as are necessary for him to judge compliance with this chapter.
- (B) General: The ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] shall enforce all the provisions of this chapter and shall act on any questions relative to the mode or manner of construction and the materials to be used in the erection, addition to, alteration, repair, removal, demolition, installation of service equipment and the location, use, occupancy and maintenance of all buildings and structures.
- (C) Inspections: The Building Official shall make all required inspections, or the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] may accept reports of inspections by other approved agencies or individuals; and all reports of such inspections shall be in writing and certified by a responsible officer of such approved agency or by the responsible individual. The ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] may engage such experts as may be deemed necessary to report upon unusual technical issues that may arise during the course of construction.
- (D) Credentials: The ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] and authorized representatives shall carry proper credentials for their respective office for the purpose of inspecting any and all buildings and premises in the performance of duties under this chapter.

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 14

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-10: BUILDING PERMITS:**

- (A) Permit Required: No person shall begin the erection, construction, alteration or repair, demolition or movement of any building or structure in the Village or begin the clearing or excavating of the site of any proposed building or structure, or construct or maintain any driveway in or across any public walk, parkway or curb, without first having applied for and obtained a Permit in writing to do so from the Village. All Permits will be signed by the ~~Director of Municipal Services~~ [Village Administrator / Building Official] or his duly appointed assistant.
- (B) Application Form: An application for a Permit shall be submitted in such form as the ~~Director of Municipal Services~~ [Village Administrator / Building Official] may prescribe. Such application shall contain the full names and addresses of the applicant and of the property owner, and if the owner is a corporate body, of its responsible officer. In addition, said application shall be executed by the property owner or his duly authorized agent. The application shall also describe briefly the proposed work and shall give such additional information as may be required by the ~~Director of Municipal Services~~ [Village Administrator / Building Official] for an intelligent understanding of the work proposed. No plan review may commence prior to the receipt of all required fully completed Permit applications.
- (C) Plot Required: At the time of applying for a Permit, the applicant shall submit to the ~~Director of Municipal Services~~ [Village Administrator / Building Official] four (4) copies of a plat of survey of the lot prepared by an Illinois Registered Land Surveyor, showing the dimensions of the same and the position to be occupied by the proposed building, by the building to be altered or added to, or by the building to be moved thereon, and the position of any other building or buildings that may be on the lot, including swimming pools, decks, patios, sheds, etc., and the dimensions from all lot lines to the existing and proposed structures, and landscaping required by the Zoning Ordinance. Topographical data shall be included showing existing contours at vertical intervals of not less than one foot (1') and the proposed changes in contours and showing the elevation of the proposed foundation to USGS elevation datum.
- (D) Plans Required: Plans, drawings, specifications and calculations meeting the architectural, mechanical, structural and electrical requirements of this chapter shall be presented to the ~~Director of Municipal Services~~ [Village Administrator / Building Official] for his approval before a Permit will be granted. Plans shall specifically show



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

2. The plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain. After the demolition, the premises will be placed in a satisfactory condition, free from all unsafe or hazardous conditions. (Ord. 97-O-13, 5-27-1997)
  3. Before a building or structure may be demolished, the owner or agent shall schedule a "Pre-Demolition Inspection" immediately prior to demolition.
- (K) Action on Application/Plan Review: Examination of Permit applications and plans will be made within a reasonable time after a complete application is filed. If, after examination, the ~~Director of Municipal Services~~ [Village Administrator / Building Official] finds no objections to the same and it appears that the proposed work will be in compliance with the laws and ordinances applicable thereto, and the proposed construction or work will be safe, he shall approve such application and issue a Permit for the proposed work as soon as practicable. If his examination reveals otherwise, he shall reject such application and notify the applicant of the reasons for said rejection.
- (L) Revocation of Permit: The ~~Director of Municipal Services~~ [Village Administrator / Building Official] may revoke a Permit issued in case 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.
- (M) Approval of Permit in Part: Nothing in this chapter shall be construed to prevent the ~~Director of Municipal Services~~ [Village Administrator / Building Official] from issuing a Permit for the construction of part of a building or structure before the entire plans and detailed statements of said building or structure have been submitted or approved, provided adequate information and detailed statements have been submitted for the same and have been found to comply with this chapter. However, the ~~Director of Municipal Services~~ [Village Administrator / Building Official] or his designee are not required to approve a Permit in part if doing so would unduly complicate or necessitate the approval of building systems still under review of the remainder of the building or structure. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)
- (N) Payment of Fees: A Permit shall not be issued until all required fees have been paid. (Ord. 97-O-13, 5-27-1997)
- (O) Compliance with Chapter: The Permit shall be a license to proceed with the work and shall not be construed as authority to violate any of the provisions of this chapter, except as stipulated by such modification or variation as specifically approved by the ~~Director of Municipal Services~~ [Village Administrator / Building Official]. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

4-2-11				2011	2019	Change	
				Current	Proposed	%	
(A)(1)			<b>Single Family Residential, (SFR) Building Permit Fee</b>				
	(a)	(1)	SFR RVW (Initial) (Architectural Review)	350.00	400.00	14	
		(2)	SFR RVW (Subsequent Re-Reviews)	250.00	300.00	20	
	(b)	(1)	Grading RVW (Initial) (Civil Engineering Review)	450.00	500.00	11	
		(2)	Grading RVW (Subsequent Re-Reviews)	225.00	250.00	11	
(A)	(1)	(c)	? SFR Cubic Content (Habitable Space)	0.07	0.070	0	?
		(c)	? SFR Cubic Content	0.07	0.075	7	?
		(c)	? SFR Cubic Content	0.07	0.080	14	?
(A)	(1)	(d)	SFR Cubic Content (Roofed Over Area)		0.035		new-?
(A)	(1)	(e)	SFR Plans Not Reqr'd	100.00	125.00	25	
(A)	(1)	(f)	(1) SFR Foundation Only (Per Sq. Ft.)	0.05	0.06	20	
		(2)	" " Review	250.00	300.00	20	
		(3)	" " Re-Review	150.00	175.00	17	
(A)	(1)	(g)	SFR 3rd Party RVW Fee	Pass Thru/As Billed			
		(h)	SFR Deposit	750.00	1,000.00	33	
		(i)	SFR Deposit (applying it to fee / forfeit policy)	Pass Thru/As Billed			
(A)	(2)		<b>Multi-Family (MFR) &amp; NonRes (Commercial (CMRCL))</b>				
	(a)	(1)	Deposit 1-1000	1,000.00	1,000.00	0	These Fees Are
		(2)	Deposit 1001-5000	2,000.00	2,500.00	25	Applied To The Permit
		(3)	Deposit 5001-20,000	4,000.00	5,000.00	25	Fee Should Permit
		(4)	Deposit 20,001-100,000	6,000.00	7,500.00	25	Be Issued/Picked-up.
		(5)	Deposit 100,001-200,000	8,000.00	10,000.00	25	Forfeited, If Not
		(6)	Deposit over 200,000	10,000.00	12,500.00	25	Issued/Picked-up.
(A)	(2)	(b)	CMRCL 3rd Party RVW Fee	Pass Thru/As Billed			
(A)	(2)	(c)	<b>CMRCL Building Permit Fee (Cubic Content)</b>				
				0.09	0.0975	8	
	(1)	?	CMRCL Cubic Content ≤100K (Typ, Per Cubic Foot, W x D x H)	0.09	0.0980	9	?
				0.09	0.10	11	
				0.07	0.075	7	
	(2)	?	CMRCL Cubic Content 100K-200K	0.07	0.0770	10	?
				0.07	0.08	14	
				0.05	0.054	8	
	(3)	?	CMRCL Cubic Content 200K-500K	0.05	0.055	10	?
				0.05	0.0575	15	
				0.03	0.0325	8	
	(4)	?	CMRCL Cubic Content >500K	0.03	0.035	17	?
				0.03	0.0375	25	
	(5)	(a)	Electric Fee, (Cubic Content)	+25%	+25%	0	No Change
		(b)	Mechanical Fee, (Cubic Content)	+25%	+25%	0	No Change
		(c)	Plumbing Fee, (Cubic Content)	+25%	+25%	0	No Change
(A)	(2)	(d)	(1) CMRCL (minimum fee)	2,500.00	3,000.00	20	
		(2)	CMRCL (i.e. alterations / build-outs)				
		(a)	CMRCL Cubic Content Fee	0.05	0.054	8	
(A)	(2)	(e)	CMRCL (Re-Review Fee)	400.00	500.00	25	
(A)	(2)	(f)	(1) CMRCL "Foundation" Only (Per Sq. Ft.)	0.07	0.08	14	
		(2)	CMRCL "Foundation" Only Review Fee	300.00	375.00	25	
		(3)	CMRCL "Foundation" Only RE-Review Fee	150.00	175.00	17	
(A)	(3)	(a)	<b>CMRCL Parking Lot, Permit Fee</b>				
		(1)	CMRCL Parking Lot - New (Per Sq. Ft.)	0.06	0.07	17	
		(2)	CMRCL Parking Lot - Re-Surface/Reconstruction	300.00	350.00	17	
		(3)	CMRCL Parking Lot - Sealcoat	75.00	100.00	33	
	(4)	(a)	<b>SFR, Driveway (Concrete, Asphalt, Pavers, etc.)</b>	75.00	90.00	20	Relocated
		(1)	New, With Culvert	100.00	125.00	25	
		(2)	New, Without Culvert	75.00	100.00	33	
		(3)	Existing, Re-Surface/Reconstruction	75.00	100.00	33	
(A)	(5)	(a)	<b>Miscellaneous Flatwork (Concrete, Pavers)</b>				Relocated



(A)(14)			<b>Roofs</b>				
	(a)		Rules / Affidavit		-		
	(b)	(1)	New - SFR	-	75.00		Add
		(2)	New - MFR	-	100.00		Add
		(3)	New - CMRCL	-	200.00		Add
	(c)	(1)	Re-Roof (SFR)	35.00	50.00	43	
		(2)	Re-Roof (SFR, Accessory Structure Garage Only)	-	25.00		Add
		(3)	Re-Roof (MFR)	50.00	65.00	30	
		(4)	Re-Roof (CMRCL)	200.00	250.00	25	
(A) 15)			<b>Fenestration (windows, doors, skylights)</b>				Add/Redefined
	(a)		SFR / MFR Condo (unit)	75.00	75.00	0	
	(b)	(1)	MFR (Common Area)	75.00	100.00	33	
			CMRCL/Non-Residential	100.00	125.00	25	
(A) 16)			<b>Plus All Applicable Review Fees</b>				Add

(B)			<b>Plumbing</b>				
(B) (1)	(a)	(1)	SFR (Per 'New' Fixture)	12.00	15.00	25	
		(2)	SFR (Per 'New' Fixtures / Minimum)	100.00	125.00	25	
	(b)	(1)	MFR (Per 'New' Fixture)	-	15.00		Add
		(2)	MFR (Per 'New' Fixtures / Minimum)	-	125.00		Add
	(c)	(1)	CMRCL (Per 'New' Fixture)	15.00	20.00	33	Add
		(2)	CMRCL (Per 'New' Fixtures / Minimum)	150.00	200.00	33	Add
(B) (2)	(a)	(1)	<b>Water Service Disconnect</b>	100.00	125.00	25	
		(1)	SFR	100.00	125.00	25	
		(2)	MFR	-	150.00		Add
		(3)	CMRCL/Non-Residential	150.00	200.00	33	
(B) (3)	(a)		<b>Minor Plumbing Alteration Fee</b>	50.00	75.00	50	
		(1)	SFR/MFR (Condo Unit)	50.00	75.00	50	
		(2)	CMRCL/Non-Residential	100.00	125.00	25	[add + RVW]
	) (a)		<b>Lawn Irrigation / Sprinkler Systems</b>	75.00	100.00	33	
		(1)	SFR	75.00	100.00	33	
		(2)	MFR	-	125.00		Add
		(3)	CMRCL/Non-Residential	125.00	175.00	40	
(B) (5)	(a)		<b>New Water Heater, Each</b>	75.00	100.00	33	
		(1)	SFR/MFR	75.00	100.00	33	
		(2)	CMRCL/Non-Residential	-	125.00	-	Add
(B) (6)	(a)		<b>Replacement Water Heater, Each</b>	50.00	75.00	50	
		(1)	SFR/MFR	50.00	75.00	50	
		(2)	CMRCL/Non-Residential	-	100.00	-	Add
(B) (7)			<b>Plus All Applicable Review Fees</b>				Add

(C)			<b>Electric</b>				
(C) (1)	(a)	(1)	New SFR, Duplex, T/H Service, Per 200 Amp	150.00	200.00	33	
		(2)	New SFR, Duplex, T/H, Per Circuit	10.00	12.00	20	
		(3)	New SFR, Dup., T/H, Per Motor (Exhaust Fan)	15.00	20.00	33	
	(b)		<b>Existing SFR, Duplex, T/H, Service Upgrade:</b>	-			
		(1)	From Existing <200A to 200 Amp	90.00	125.00	39	
		(2)	From Existing 200A to 400 Amp	-	125.00	-	Add
		(3)	From Existing <200A to 400 Amp	-	175.00	-	Add
	(c)		<b>SFR, Duplex, T/H Alteration / Addition:</b>				
		(1)	Minimum Fee	50.00	75.00	50	
		(2)	Per Circuit	10.00	12.00	20	
(C) (2)	(a)	(1)	New CMRCL, MFR Service, Per 200 Amp	200.00	250.00	25	
		(2)	New CMRCL, MFR Per Circuit	15.00	15.00	0	
		(3)	New CMRCL, MFR, In Excess of 1,000 Amp	?	?	####	
		(4)	New CMRCL, MFR Per Motor (Exhaust Fan)	15.00	25.00	67	
	(b)		<b>Existing CMRCL, Service Upgrade:</b>	-			
		(1)	Per each 200 Amp Upgrade:	125.00	175.00	40	

(c)	Each Subsequent Re-Review Fee shall Be 50% of Initial			
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(F)		<b>Conveyances (elevators, lifts, conveyors, etc.)</b>				(Re-Defined)
(F)(1)		<b>Review Fee, flat fee</b>	375.00	450.00	20	
		<b>Inspection Fees:</b>				
	(a)	Initial (immediately after installation)	75.00	150.00	100	
	(b)	Re-Inspection	75.00	100.00	33	
(F)(3)		<b>Elevator, Escalator, Lifts (moves 'people') Fees:</b>				
	(a)	5 floors or less	450.00	525.00	17	
	(b)	Each additional floor over 5	75.00	100.00	33	
	(c)	Hand operated, 5 floors or less	125.00	150.00	20	
	(d)	Inspection/certificate semiannually	150.00	175.00	17	
	(e)	Inspection/certificate semiannually / Reinspection	150.00	175.00	17	
(F)(4)		<b>Dumbwaiter, conveyor, misc. (moves 'material' only) Fees:</b>				
	(a)	5 floors or less	150.00	200.00	33	
	(b)	Each additional floor over 5	30.00	50.00	67	
	(c)	Hand operated, 5 floors or less	25.00	40.00	60	
	(d)	Inspection/certificate semiannually	150.00	175.00	17	
	(e)	Inspection/certificate semiannually / Reinspection	150.00	175.00	17	
(F)(5)		<b>Modernization</b>		150.00		Add
(F)(6)		<b>Plus All Applicable Review Fees</b>				Add

(G)		<b>Miscellaneous Permit Fees</b>				
(G)(1)		<b>Final Inspections for Certificate Of Occupancy ("CO"):</b>				
	(a)	Single-family residential				
	(1)	Architectural	100.00	200.00	100	
	(2)	Civil Engineering	125.00	150.00	20	
	(b)	Multi-family / per dwelling unit	100.00	200.00	100	
	(c)	Nonresidential				
	(1)	Architectural	200.00	300.00	50	
	(2)	Civil Engineering	150.00	200.00	33	
(G)(2)		<b>Commercial Re-Occupancy Final Inspections for CO:</b>				Add
	(a)	Under 1,000 Sq. Ft	200.00	200.00	0	
	(b)	Over 1,000 Sq. Ft.	200.00	250.00	25	
(G)(3)		<b>Final Inspections for Certificate Of Completion (CC):</b>				Add
	(a)	Single-family & Multi Family Res. (Condo)	100.00	40.00	-60	
	(b)	Nonresidential & Multi Family Res. (Common Area)	200.00	60.00	-70	
(G)(4)		<b>Temporary Occupancy Permits ("TCO") (time limits apply)</b>				
	(a)	Single-family residential	100.00	125.00	25	
	(b)	Nonresidential	200.00	250.00	25	
(G)(5)		<b>RE-Inspections Fees (per Discipline)</b>				
	(a)	Single-family residential & Nonresidential (Arch & Civil)	100.00	150.00	50	
(G)(6)		<b>Work Without Benefit Of A Permit:</b>				
	(a)	Double the Permit Fee, See Max Below:			0	
	(b)	Single-family residential	200.00	250.00	25	
	(c)	Nonresidential	500.00	750.00	50	
(G)(7)		<b>Change Of Contractor</b>	30.00	40.00	33	
(G)(8)		<b>Demolition/Wrecking:</b>				
	(a)	Residential:				
	(1)	Principal dwellings	1,250.00	1,500.00	20	
	(2)	Detached garage structures	150.00	175.00	17	
	(3)	Accessory structures	50.00	65.00	30	
	(b)	Non-Residential / Multi Family Principal Structure:	2,000.00	3,000.00	50	
	(c)	Interior demolition:				
	(1)	Residential:	300.00	350.00	17	
	(2)	Non-Residential:	500.00	600.00	20	
	(d)	Swimming Pools / In-Ground	0.00	0.00	0	
	(1)	Residential:	75.00	100.00	33	



# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 2

Community Development: 0

Village Administrator: 0

Building Official: 1

Public Works: 0

Manager: 0

Planner: 0

**Please see Spreadsheet with proposed new fees, also, some items were relocated and reorganized, added, deleted, etc.**

**4-2-11: PERMIT FEES:** The permit fees applicable to all development, building or construction within the village shall be those fees and charges as set forth herein.

**(A) Building Permit Fees:**

**1. Single-Family Residential Structures:**

- (a) Building plan examination and review fee: Three hundred fifty dollars (\$350.00) **((NEW FEE HERE - four hundred dollars (\$400.00))**.
- (b) In situations where the building plans are required to be subjected to additional reviews, an additional examination and review fee of two hundred fifty dollars (\$250.00) **((NEW FEE HERE - three hundred dollars (\$300.00))** shall be charged for each additional examination and review.
- (c) Grading plan examination and review fee: Four hundred fifty dollars (\$450.00) **((NEW FEE HERE - five hundred fifty dollars (\$550.00))**.
- (d) Grading plan examination and review fee: In situations where the grading plan plans are required to be subjected to additional reviews, an additional examination and review fee of two hundred twenty five dollars (\$225.00) **((NEW FEE HERE - two hundred seventy dollars (\$275.00))** shall be charged for each additional examination and review.
- (e) Building permit: All residential building permit fees shall be incorporated within a cubical content fee calculated as follows: Seven cents (\$0.07) **((NEW FEE HERE - eight cents \$0.08))** per cubic foot.
- (f) Alterations, remodeling and repairs not requiring architectural plans or detailed drawings: One hundred dollars (\$100.00) **((NEW FEE HERE - \$125.00)**.
- (g) Foundation Only Permit:
  - i. A fee of fifty cents (\$0.50) **((NEW FEE HERE - \$0.60)** per square foot based on foundation lot coverage dimensions (in conjunction with a building permit).
  - ii. Plan examination and review fee: Two hundred fifty dollars (\$250.00) **((NEW FEE HERE - \$300.00)**
  - iii. In situations where the foundation only plans are required to be subjected to additional reviews, an additional examination and review fee of one hundred fifty dollars (\$150.00) **((NEW FEE HERE - one hundred seventy dollars (\$175.00))** shall be charged for each additional examination and review.
- (h) Outside Agency Reviews: The plan review for single-family residential structures, including additions thereto, may be performed by a 3<sup>rd</sup> party

- (c) Building Permit Fees: All commercial building permit fees shall be incorporated within a cubical content fee calculated as follows:

First 100,000 cubic feet:                      ~~nine cents~~ \$0.09 per cubic foot  
(NEW FEE HERE - ten cents  
\$0.10 per cubic foot)

Each cubic foot in excess of 100,000 cubic feet  
up to and including 200,000 cubic feet:  
   ~~seven cents~~ \$0.07 per cubic foot  
(NEW FEE HERE - eight cents  
0.08 per cubic foot)

Each cubic foot in excess of 200,000 cubic feet  
up to and including 500,000 cubic feet:  
   ~~five cents~~ \$0.05 per cubic foot  
(NEW FEE HERE - six cents  
\$0.06 per cubic foot)

Each cubic foot in excess of 500,000 cubic feet:  
   ~~three cents~~ \$0.03 per cubic foot  
(NEW FEE HERE - four cents  
\$0.04 per cubic foot)

Electrical permit fee add 0.25 x building permit fee.  
Plumbing permit fee add 0.25 x building permit fee.  
Mechanical permit fee add 0.25 x building permit fee.

- (d) Multi-Family and Nonresidential Uses: Minimum fees for all multi-family and nonresidential uses shall be charged as follows:

- i. For new construction, a minimum building permit ~~and inspection~~ fee of two thousand five hundred dollars (\$2,500.00) ((NEW FEE HERE - three thousand dollars (\$3,000.00)) shall apply.
- ii. Building Permit fees for alterations, conversions, remodeling, structural repairs, tenant completions, etc., shall be charged as follows:

Each cubic foot:                                      five cents (\$0.05) per cubic foot.  
((NEW FEE HERE - six cents  
\$0.06 per cubic foot.)

- (e) Additional Reviews: In situations where plans are required to be subjected to additional reviews, an additional examination and review fee of four hundred dollars (\$400.00) ((NEW FEE HERE - four hundred seventy-five dollars (\$475.00)) shall be charged for each additional examination and review.

hundred fifty dollars (\$150.00) (((NEW FEE HERE - two hundred dollars \$200.00)) shall be assessed where the building permit and inspection fee aggregate is less than one hundred dollars (\$100.00) ((NEW FEE HERE -

===== left off here 03/09/19 - rg =====

Used this site to assist in calculating the new permit fees: <http://www.percent-change.com/index.php?v1=150&y2=200>

I should put these #'s in a spreadsheet...

Note that Lisa, B&Z Secretary, is currently researching adjacent communities permit fees for a comparisons)

===== left off here 03/09/19 - rg =====

5. All Attached or Detached Decks, Patios (concrete, paver, etc.), service walks, stoops: Fifty five dollars (\$50.00). ((NEW FEE HERE -
6. Accessory Structures (Sheds, Fireplaces, Gazebos, Etc.): A building permit and inspection fee determined in accordance with the following schedule:
  - (a) Permanent Structures Containing More Than Sixty (60) Cubic Feet: Three cents (\$0.03) per cubic foot with a minimum fee of Fifty dollars (\$50.00). ((NEW FEE HERE -
  - (b) Permanent Structures Containing Sixty (60) Cubic Feet Or Less: Forty dollars (\$40.00). ((NEW FEE HERE -
  - (c) Temporary Uses and Structures, Including Carnivals, Sidewalk Sales, Sales Promotions and Tents: No fee (provided electrical inspection fees, plumbing inspection fees and any health inspection fees shall be collected, where applicable). ((NEW FEE HERE -
  - (d) Residential Driveways (new): Sixty dollars (\$60.00) per driveway. ((NEW FEE HERE -
7. Exterior Structural Alterations:
  - (a) Residential districts: A permit fee of five cents (\$0.05) ((NEW FEE HERE - per cubic foot of cubical content of the area which is the subject of the alteration. A minimum fee of two hundred dollars (\$200.00) ((NEW FEE HERE - shall apply.
  - (b) Nonresidential districts: A permit fee of seven cents (\$0.07) ((NEW FEE HERE - per cubic foot of cubical content of the area which is the subject of the alteration. ((NEW FEE HERE -
8. House Moving: Seven hundred fifty dollars (\$750.00) ((NEW FEE HERE - minimum fee.

- (b) Single-family residential: Thirty five dollars (\$35.00) ((NEW FEE HERE -
- (c) Multi-family residential: Fifty dollars (\$50.00) ((NEW FEE HERE -
- (d) Commercial: Two hundred dollars (\$200.00) ((NEW FEE HERE -

(B) Plumbing Permit Fees:

1. Residential; Single Family, Duplex, Townhouse, Condominium:
  - (a) Twelve dollars (\$12.00) per fixture ((NEW FEE HERE -
  - (b) One hundred dollar (\$100.00) minimum((NEW FEE HERE -
2. Commercial, Multi-Family (Building):
  - (a) Twenty dollars (\$20.00) per fixture ((NEW FEE HERE -
  - (b) One hundred fifty dollars (\$150.00) minimum ((NEW FEE HERE -
3. Each Water Service Disconnection: For each disconnection to the water system, the permit fee shall be:
  - (a) Residential: One hundred dollars (\$100.00) ((NEW FEE HERE -
  - (b) Commercial: One hundred fifty dollars (\$150.00) ((NEW FEE HERE -
4. Minor Plumbing Alterations:
  - (a) Residential: Fifty dollars (\$50.00) ((NEW FEE HERE -
  - (b) Commercial: One hundred dollars (\$100.00) ((NEW FEE HERE -
5. Lawn Sprinkling Systems:
  - (a) Residential: Seventy five dollars (\$75.00) ((NEW FEE HERE -
  - (b) Commercial: One hundred twenty five dollars (\$125.00) ((NEW FEE HERE -
6. Alteration Or Replacement Of Underground Gasoline Pump Lines: Two hundred dollars (\$200.00). ((NEW FEE HERE -
7. Water Heater/Boiler:
  - (a) New: Seventy five dollars (\$75.00) ((NEW FEE HERE -
  - (b) Replacement: Fifty dollars (\$50.00) ((NEW FEE HERE -

(C) Electrical Permit Fees:

1. Residential: (single-family, duplex, townhouse)

New service:	\$150.00, each 200 Amp((NEW FEE HERE - Plus \$10.00 per circuit ((NEW FEE HERE -
Addition/alteration:	\$50.00 Plus \$10.00 per circuit((NEW FEE HERE -
Service upgrade:	\$90.00 each 200 Amp ((NEW FEE HERE - Plus \$10.00 each additional 100 Amps ((NEW FEE HERE -



7. Low Voltage Electrical Systems: Fee for the installation of low voltage electrical systems, including but not limited to, burglar alarms, fire alarms, computer systems shall be:

- (a) Residential: Fifty dollars (\$50.00) ((NEW FEE HERE -
- (b) Commercial: One hundred dollars (\$100.00) ((NEW FEE HERE -

(D) Heating, Ventilation, Air Conditioning (HVAC) Permit Fees:

1. Residential:

- (a) Each Air conditioner condenser: Seventy Five dollars (\$75.00). ((NEW FEE HERE -
- (b) Each forced air furnace / boiler: Seventy Five dollars (\$75.00). ((NEW FEE HERE -

2. Commercial (whichever applicable):

- (a) Commercial (whichever applicable):
  - i. Each Air conditioner condenser: Seventy Five dollars (\$75.00). ((NEW FEE HERE - Each furnace / boiler: Seventy Five dollars (\$75.00). ((NEW FEE HERE -
  - ii. Each Roof Top Unit (RTU) One hundred fifty dollars (\$150.00). ((NEW FEE HERE -

(E) Sign Permit Fees: The fee to be charged for permits issued for the erection, construction or alteration of any sign, or advertising structure, marquee, canopy or awning, as defined in this subsection:

- 1. Non-Illuminated Signs (Unless Temporary): Seventy-five dollars (\$75.00) ((NEW FEE HERE - plus one dollar fifty cents (\$1.50) ((NEW FEE HERE - per square foot of gross surface area of each face thereof.
- 2. Marquees, Canopies And Awnings: Seventy five dollars (\$75.00) ((NEW FEE HERE - plus one dollar fifty cents (\$1.50) ((NEW FEE HERE - per square foot of gross surface area of each face thereof.
- 3. Illuminated Signs: One hundred fifty dollars (\$150.00) ((NEW FEE HERE - plus five dollars (\$5.00) ((NEW FEE HERE - per square foot of gross surface area of each face thereof.
- 4. Temporary Signs as regulated under the provisions of the Zoning Ordinance: Fifty dollars (\$50.00). ((NEW FEE HERE -

(F) Conveyance Systems Permit Fees:

- 1. Review fee: Three hundred seventy-five dollars \$375.00 ((NEW FEE HERE -
- 2. Inspection/Re-Inspection fee: \$75.00 ((NEW FEE HERE -
- 3. Elevator, escalator fees:
  - (a) 5 floors or less: \$450.00 ((NEW FEE HERE -
  - (b) Each additional floor over 5: \$75.00 ((NEW FEE HERE -

the amount of the standard permit fee. However, in no instance shall the fee for a permit issued under these circumstances exceed the standard permit fee by an amount in excess of:

- (a) Residential districts: Two hundred dollars (\$200.00). ((NEW FEE HERE -
- (b) Nonresidential districts: Five hundred dollars (\$500.00). ((NEW FEE HERE -
- 5. Change of Contractor: There shall be a charge of thirty dollars (\$30.00), ((NEW FEE HERE - along with the resubmittal of all necessary applications, bonds, and certificates, etc. for approval whenever a contractor is changed after the building permit has been issued.
- 6. Demolition/Wrecking:
  - (a) Residential:
    - i. Principal Dwellings: One thousand two hundred fifty dollars (\$1,250.00). ((NEW FEE HERE -
    - ii. Detached Garage Structures: One hundred fifty dollars (\$150.00). ((NEW FEE HERE -
    - iii. Accessory Structures: Fifty dollars (\$50.00). ((NEW FEE HERE -
  - (b) Nonresidential/Multi-Family: Two thousand dollars (\$2,000.00). ((NEW FEE HERE -
  - (c) Interior Demolition:
    - i. Residential districts: Three hundred dollars (\$300.00), ((NEW FEE HERE - in conjunction with a building permit.
    - ii. Nonresidential districts: Five hundred dollars (\$500.00), ((NEW FEE HERE - in conjunction with a building permit.
  - (d) In-Ground Pools: Seventy-five dollars (\$75.00).
- 7. Grading/Fill Permits:
  - (a) Residential districts: Seventy-five dollars (\$75.00), ((NEW FEE HERE - plus all applicable plan review fees.
  - (b) Nonresidential districts: One hundred dollars (\$100.00), ((NEW FEE HERE - plus all applicable plan review fees.
- 8. Minimum Permit Fee for any Permit (Not Otherwise Specified Above):
  - (a) Residential districts: Seventy-five dollars (\$75.00), ((NEW FEE HERE - plus all applicable plan review fees.
  - (b) Nonresidential districts: One hundred dollars (\$100.00), ((NEW FEE HERE - plus all applicable plan review fees.
- 9. Construction Water:
  - (a) Residential: One hundred fifty dollars (\$150.00). ((NEW FEE HERE -
  - (b) Commercial: Two hundred dollars (\$200.00) ((NEW FEE HERE -
- 10. Water Tap Final Inspection:
  - (a) Residential: One hundred dollars (\$100.00) ((NEW FEE HERE -
  - (b) Commercial: Two hundred dollars (\$200.00) ((NEW FEE HERE -
- 11. Site Development Plans:
  - (a) An examination and review fee for the following categories of plans to be determined as follows:
    - i. Site Plans: Five hundred dollars (\$500.00) ((NEW FEE HERE - per acre with a minimum fee of one thousand dollars (\$1,000.00). ((NEW FEE HERE -
    - ii. Landscape Plans, Including Tree Preservation Plans, Screening Plans, Etc.: Five hundred dollars (\$500.00) ((NEW FEE HERE - per

# of Times the Following Terms are Indicated in this Section:

**Director of Municipal Services: 5**

Community Development: 0

Village Administrator: 0

**Building Official: 1**

Public Works: 0

Manager: 0

Planner: 0

#### **4-2-12: INSPECTIONS:**

(A) Preliminary Inspection: Before issuing a Permit, the **Building Official** or his duly appointed assistants may examine or cause to be examined all buildings, structures and sites for which an application has been filed for a Permit to construct, enlarge, alter, repair, remove or demolish. (Ord. 97-O-13, 5-27-1997)

(B) Required Inspections:

1. Inspections required under the provisions of this chapter shall be made by the **Director of Municipal Services Building Official** or his duly appointed assistants. If an inspection has been scheduled and, in the opinion of the inspector, after arrival on the inspection site, the job is not ready or has not progressed to a point where an inspection can be made properly or proper access has not been provided to perform the inspection, a reinspection fee may be charged. No further inspections shall be made until such time as the reinspection fee has been paid.

2. Owner or contractor is required to contact the **Municipal Services Department, Building & Zoning Division, Building Department** a minimum of ~~twenty four (24)~~ **Forty-Eight (48)** hours in advance to schedule the following required construction inspections: (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(a) Silt and Construction Fence: The proper installation of the required erosion control and construction fencing.

(b) (Pre) Demolition: Before any building or structure may be demolished, the owner or agent shall schedule a "Pre-Demolition Inspection" immediately prior to demolition.

(c) Footing, **Pre-Pour Concrete**: Before concrete is poured and after footing excavation has been completed, **and after forms are set in place** and ~~the~~ access drive and culvert is installed. A written soil report by a licensed Geotechnical Engineer is required **prior to or at the time of this inspection**.

(d) Foundation Wall, **Pre-Pour Concrete**: Prior to the pouring of concrete **and after forms are set in place**.

(e) Backfill: Before backfilling and after footing drain tile and gravel has been placed, **window wells are in place and secured** and walls have been dampproofed and waterproofed.

- (o) Rough Mechanical (HVAC): Before any insulation, vapor barrier or wall finish is applied and after the rough Mechanical is completed.
- (p) Rough Framing: Before any insulation, vapor barrier or wall finish is applied and after the framing is completed and all wall utilities are installed and inspected.
- (q) Commercial Type I Hood: Drop Light Test
- (r) Fireplace Firebox/Flue: Before a flue is constructed on any given floor.
- (s) Fireplace, Pre-Fabricated: Prior to drywalling any surface surrounding the fireplace.
- (t) Electrical Service: After Electrical service (exterior pedestal, service panel, associated piping, grounding equipment, etc.) is roughed in, prior to the time the electrical service is to be energized or re-energized by the applicable Utility Company.
- (u) Insulation: Before any interior wall finish is applied and after insulation, vapor barriers and firestopping are completed.
- (v) Above Ceiling Inspection: Prior to placement of suspended, or permanent, ceiling panels / materials.
- (w) Well / Septic:
  - 1. Septic Systems: Before any backfilling and after the septic tank and seepage system have been installed.
  - 2. Well Locations: Before drilling well.
  - 3. Well Final: After well pump is installed and connected.
- (x) Final inspections:
  - 1. Final Plumbing
  - 2. Final Electric
  - 3. Final Mechanical (HVAC)
  - 4. Final Water Service (Meter Reader Install)
  - 5. Final Right-of-Way
  - 6. Final Engineering (The submittal of an As-Built Topographical Survey shall be required to be submitted prior to the scheduling of this inspection.)
  - 7. (Residential) Construction Final: After all work is completed and building is ready for issuance of a "Certificate of Occupancy" or "Certificate of Completion".



- (G) Commercial Re-Occupancy: Upon the change of Occupancy of any given commercial property, the owner and/or tenant shall be responsible to obtain a Re-Occupancy Permit and furthermore obtain an Approved Re-Occupancy inspection prior to the opening of the business. If applicable, all other Jurisdiction's Final Inspection Approval is required (e.g. Tri-State Fire Protection District, Pleasantview Fire Protection District, DuPage County Health Department, Applicable Sanitary System, etc.).
- (H) Right of Entry: In the discharge of duties, the ~~Director of Municipal Services~~ **Building Official** or his authorized representative shall have the authority to enter at any reasonable hour any building, structure or premises in the jurisdiction to enforce the provisions of this chapter. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 1

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

#### **4-2-13: STOP WORK ORDERS:**

- (A) Authority: The ~~Director of Municipal Services~~ **Village Administrator / Building Official** or his designee shall have the power to order all work stopped on construction, installation, alteration or repair of buildings and structures, and parts and appurtenances thereof, regulated by this chapter, in the Village when such work is being done in violation of any provision relating thereto, or in violation of the zoning provisions of this code, or when such work is being performed in an unsafe and dangerous manner. Work shall not be resumed after the issuance of such an order except on the written permission of the director; provided, that if the stop work order is an oral one, it shall be followed by a written stop order within twenty four (24) hours. Such written stop work order may be served by any Police Officer or by the **Building Official**. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)
- (B) Unlawful Continuance: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than **Seventy-five dollars (\$75.00)** or more than **Seven hundred fifty dollars (\$750.00)**. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 12

Community Development: 0

Village Administrator: 1

Building Official: 1

Public Works: 0

Manager: 0

Planner: 0

#### **4-2-14: CERTIFICATES AND INSPECTIONS:**

(A) Occupancy Permits: No structures or additions thereto constructed, moved, remodeled or reconstructed after the effective date of this chapter shall be occupied and used for any purpose, and no land vacant on the effective date of this chapter shall be used for any other use, unless an occupancy permit shall first have been obtained from the Village certifying that the proposed use or occupancy complies with all provisions of this chapter. (Ord. 97-O-13, 5-27-1997)

1. Application for Occupancy Permit: Every application for a building permit shall be deemed an application for an occupancy permit. Every application for an occupancy permit for a new or changed use of land or structures where no building permit is required shall be filed with the ~~Director of Municipal Services~~ [Village Administrator / Building Official] and be in such a form and contain such information as the ~~Director of Municipal Services~~ [Village Administrator / Building Official] shall provide by general rule.
2. Application for Occupancy Permits For Industrial Uses: All applications for an occupancy permit for any use to be located in an industrial district, whether or not a building permit is required, shall be accompanied by sufficient information to enable the ~~Director of Municipal Services~~ [Village Administrator / Building Official] to determine that all the applicable performance standards of title 9, chapter 9 of this code can and will be complied with at all times.
3. Issuance of Occupancy Permit: No occupancy permit for a structure or addition thereto constructed, moved, remodeled or reconstructed after the effective date of this chapter shall be issued until such work has been completed, including off street parking spaces and site landscaping, and the premises having been inspected by the ~~Director of Municipal Services~~ [Village Administrator / Building Official] and determined to be in full compliance with the plans and specifications upon which the issuance of the building permit was based. No occupancy permit for a new use of any structure or land shall be issued until the premises have been inspected by the ~~Director of Municipal Services~~ [Village Administrator / Building Official] and determined to be in full and complete compliance with all the applicable regulations for the zoning district in which it is located. Pending the issuance of a permanent occupancy permit, a temporary occupancy permit may be issued to be valid for a period of time not to exceed six (6) months from its

2. The water meter and raceway (conduit) for the remote water meter reader shall be installed and in service.
3. The buffalo box (water shutoff) shall be adjusted to grade, accessible and operable.
4. All public and private sidewalks on and adjacent to the lot shall be completed.
5. Driveway and approach paving shall be completed.
6. Any replacement or repair to damaged curbs and gutters, streets, sidewalk, driveway and street lighting shall be completed.
7. All final grading within the lot and parkway areas shall be completed and a final topographical survey shall be submitted indicating that all grading does not deviate by more than two inches plus or minus (2" +/-) from the approved subdivision or site grading plan and that all overland storm water flow conforms with said grading plan.
8. All required yards and parkway areas shall be sodded or seeded established, i.e. substantial germination.
9. Trees of an approved species shall be planted in all parkway areas. The species, number and spacing of such trees shall be in conformance with the regulations set forth in the Willowbrook subdivision regulations.
10. All other required landscaping shall be installed.
11. Address numbers shall be affixed to the building, and if applicable to all dwelling units.
12. A final plot plan shall be submitted showing all final as built dimensions of all buildings and/or structures erected. (Ord. 97-O-13, 5-27-1997)
13. The submittal of a cash deposit to guarantee the completion of all unfinished items contingent upon the ~~Director of Municipal Services~~ [Village Administrator's / Building Official's] determination as to the appropriate amount of said deposit and the signing of the required cash deposit agreement form by the applicant. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 8

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

#### **4-2-15: EMERGENCY MEASURES:**

- (A) Vacating Structures: When, in the opinion of the **Director of Municipal Services [Village Administrator / Building Official]** or his/her designee, there is actual and immediate danger of failure or collapse of a building or structure or any part thereof, which would endanger life or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the **Director of Municipal Services [Village Administrator / Building Official]** or his designee, is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The **Director of Municipal Services [Village Administrator / Building Official]** shall cause to be posted at each entrance to such building a notice reading as follows:

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

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

- (B) Temporary Safeguards: When, in the opinion of the **Director of Municipal Services [Village Administrator / Building Official]** or his designee, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof, which would endanger life, the **Director of Municipal Services [Village Administrator / Building Official]** or his designee shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe, whether or not the legal procedure herein described has been instituted.
- (C) Hazardous Building Or Construction Condition: A building or structure or part or appurtenance thereof or a construction condition found to be hazardous to life, limb or health, upon order of the **Director of Municipal Services [Village Administrator / Building Official]**, shall be corrected, repaired, replaced, vacated, demolished, or removed and the premises or work restored to, or put in, a safe condition within a reasonable period of time as may be appropriate in each case, when such a finding has been made in writing, written notice of the findings and order has been given the owner or his agent or the contractor, and except in emergencies, a hearing on the order has been held before the **Director of Municipal Services [Village Administrator / Building Official]**.
- (D) Closing Streets: When necessary for the public safety, the **Director of Municipal Services [Village Administrator / Building Official]** or his designee may

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-16: OFF STREET PARKING:**

All off street parking and loading facilities, including driveways and pavement, shall be constructed in accordance with all provisions contained in the Zoning ordinance of the Village and such provisions are hereby incorporated into this chapter by reference, as if fully set forth herein. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-17: LOAD AND CAPACITY PLACARD:**

The owner shall post and maintain a sign, placard or plate in approved form after making application to do so, showing safe loading for each floor, and safe capacity in persons at entrances of each room, floor, or building built, or used for any of the following purposes: school, church, public assembly, residential institution; a place for harboring or housing persons for correctional, medical, other care or treatment, storing materials, dance or recreation hall and establishments serving drinks or food. (Ord. 97-O-13, 5-27-1997)



# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 1

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-18: HOURS FOR CONSTRUCTION WORK:**

It shall be unlawful to engage in or conduct any activity in the construction of any building or structure, or the laying of any pavement, including, but not limited to, the making of an excavation, clearing of surface lane, and loading or unloading material, equipment or supplies, anywhere in the village except between the hours of seven o'clock (7:00) A.M. and seven thirty o'clock (7:30) P.M. on weekdays, other than Saturday, and except between the hours of seven o'clock (7:00) A.M. and five thirty o'clock (5:30) P.M. on Saturday. (Ord. 97-O-13, 5-27-1997)

It shall be unlawful to engage in any such work or activity on a Sunday unless a permit for such Sunday work has first been granted. Application for such approval shall be made in writing to the ~~Director of Municipal Services~~ [Village Administrator / Building Official] and shall state the name of the applicant, his business address, the location of the proposed work, and the reason for seeking an approval to do such work on Sunday, as well as the estimated time of the proposed operations. No such special approval shall be issued excepting where the public welfare will be enhanced by such issuance, or will be harmed by failure to perform the work at the time indicated. Nothing in this section shall be construed to prevent any work necessary to prevent injury to persons or property at any time. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)



# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-19: RULES ADOPTED BY REFERENCE:**

The several published books or pamphlets described and referred to in this Title and the regulations and standards contained therein or in the described portions thereof, modified in some cases as noted herein, are hereby adopted by reference and made a part of this Title. In the event of a conflict between this Title or any part thereof and such regulations and standards adopted by reference, the provisions of this Title shall govern and prevail. (Ord. 97-O-13, 5-27-1997)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 1

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

**4-2-20: VIOLATION PENALTIES:**

Any person who shall violate a provision of this chapter or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the ~~Director of Municipal Services~~ [Village Administrator / Building Official], or of a permit or certificate issued under the provisions of this chapter shall, if found guilty, be fined in accordance with Title 1, Chapter 4 of this Code. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

#### **4-2-21: INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY BUILDING CODE ADOPTED:**

- (A) **CODE ADOPTED:** There is hereby adopted by reference as if fully set out herein governing the construction of all nonresidential and multifamily structures, that certain code known as the 2018 International Building Code, First Printing, ~~2009 INTERNATIONAL BUILDING CODE, FIRST PRINTING~~ as prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one (1) copy of which has been for a period of more than thirty (30) days prior to the effective date hereof and now is on file in the office of the Village Clerk.
- (B) **AMENDMENTS TO CODE:** The following additions, insertions, deletions and changes are hereby made to the 2018 International Building Code, First Printing ~~2009 INTERNATIONAL BUILDING CODE, FIRST PRINTING~~:
1. Section 101.1 Title: Amend by deleting the words and punctuation marks, "(Name of Jurisdiction)" and insert the words "The Village of Willowbrook".
  2. Section 101.4.3 Plumbing. Delete in its entirety and in lieu thereof substitute with the following new Section 101.4.3:

Section 101.4.3 Plumbing. All references within this code to the International Plumbing Code shall be changed to read, "The 2014 ~~2004~~ Illinois Plumbing Code, prepared and published by the State of Illinois Department of Public Health along with Section 405.3, Section 607.2, Chapter 11 and Chapter 12 of the 2018 International Plumbing Code". The provisions of the 2014 ~~2004~~ Illinois Plumbing Code prepared and published by the State of Illinois Department of Public Health, along with Section 405.3, Section 607.2, Chapter 11 and Chapter 12 of the 2018 International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.
  3. Section 105.2 Work exempt from permit. Delete in its entirety.
  4. Section 105.5 Expirations. Delete in its entirety and in lieu thereof substitute with the following new Section 105.5:

Section 105.5 Extension and expiration of building permit. If after a building permit required by this chapter shall have been granted, if the operation called for by such permit shall not have been started within six (6) months after the date thereof, such permit shall be void and no operation thereunder shall be begun. Where, under authority of a permit, work has begun and has not been prosecuted for a continuous or cumulative period of six (6) months, all rights under such permits shall thereupon terminate and work can be continued

Section 113.2 Membership of the board. The Board of Appeals shall be the Plan Commission of the Village of Willowbrook. A majority of the members of the Plan Commission then holding office shall constitute a quorum.

Section 113.3 Board actions. All actions of the Board must have the concurrence of a majority of those members then holding office. Action on an appeal brought before the Board may be taken by a written vote of a majority of the members upon each voting member certifying that he has read and considered the transcript of the hearing proceedings held by the Board in his absence.

Section 113.4 Procedure. The rules of procedure during a hearing on an appeal shall be similar to the procedures for zoning appeals as adopted by the Plan Commission. In any event, all evidence that is relevant and material and of probative value shall be admitted. Hearsay evidence alone shall not support any decision of the Board.

Section 113.5 Board recommendation. Recommendation to the corporate authorities from the Board shall be made within such time as may be set by the chairman, but, in any event, not later than thirty (30) days after receipt of the transcript of proceedings.

Section 113.6 Powers of the Board: The Board of Appeals shall have the following powers:

- a. To make fact findings and to review fact findings of the Village, provided that fact findings of the Village shall be presumed to be correct until rebutted by a clear preponderance of the evidence to the contrary.
- b. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

Section 113.7 Board Review: Within thirty (30) days of the receipt of the recommendations of the Board of Appeals, the corporate authorities shall grant or deny the time extension or variation, or refer the matter back to the Board of Appeals for further consideration. If the Board of Appeals favorably recommends the granting of a time extension or variation, that time extension or variation may be granted by resolution by a majority vote of the corporate authorities. If the Board of Appeals does not favorably recommend the granting of a time extension or variation, that time extension or variation may be granted only by favorable vote of two-thirds (2/3) of the corporate authorities. The corporate authorities shall not grant a time extension or variation unless they have made findings of fact based upon evidence adduced by the hearing held by the Board of Appeals.

[#12 is a new section that addresses the Ethylene Oxide limits]

12. Section 307.1 High-hazard Group H. Amend by adding the following at the end of the section:

... "The maximum allowed quantity of Ethylene Oxide in any building or structure, regardless of control areas or occupancy classification, shall not exceed 100 lbs. Existing occupancies which have been previously legally allowed to store and/or use Ethylene Oxide shall not increase the amount in use and if the use is ever reduced or stopped then the new lower value shall apply."

13. Section 310.1 Residential Group R. Amend by adding the following new Section 310.1.1:

Section 310.1.1 Special Requirements for Use Groups R-1 & R-2: All structures wherein a separate dwelling unit or apartment is located on the second floor or above shall have exterior and load bearing walls constructed of solid masonry. All interior walls thereof separating dwelling units, corridor walls and stairway enclosures, shall be of masonry construction having at least a two (2) hour fire resistance rating. All floors thereof shall be constructed of the precast concrete type, poured concrete type, or similar non combustible construction having at least a two (2) hour fire resistance rating.

14. Section 311.3 Low-hazard storage, Group S-2. Amend by adding the following new Section 311.3.1:

Section 311.3.1 Classification to Moderate-hazard storage, Group S-1. The designation "Group S-2" shall be deleted. All storage uses and occupancies classified as Group S-2 shall be classified as Group S-1. Requirements of this code for storage Group S-1 shall apply to all storage use and occupancies.

15. Section 406.3.2.1 Dwelling Unit Separation. Delete in its entirety and in lieu thereof substitute with the following new Section 406.3.2.1:

Section 406.3.2.1 Dwelling Unit Separation. The private garage shall be separated from the dwelling unit and its attic area by a minimum 1-hour rated fire barrier, horizontal or vertical, using minimum five-eighths inch (5/8") Type X or equivalent gypsum wallboard. Door openings between a private garage and a dwelling unit shall be equipped with a fire door in compliance with Section 715. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

23. Section 602.3 Type III. Delete in its entirety and in lieu thereof substitute with the following new Section 602.3:

Section 602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Type III construction shall be permitted for Use Group R-3 structures only.

24. Section 602.5 Type V. Delete in its entirety and in lieu thereof substitute with the following new Section 602.5:

Section 602.5 Type V. Type V construction is that type of construction in which the structural elements, exterior walls, and interior walls are of any materials permitted by this Code. Type V construction shall be permitted for Use Group R-3 structures only. Use Group R-3 structures shall contain no more than four (4) units if over and under construction is employed. Existing buildings of Type 5 construction may be converted to Use Group B only, provided the structure does not exceed two (2) stories in height, and the gross floor area does not exceed twenty-two hundred (2,200) square feet. Such buildings shall be equipped with an approved fire alarm system interconnected to an approved location providing 24-hour supervision of alarm and system trouble, and shall comply with the current Illinois Accessibility Code as if new construction.

25. Section 603.1 Allowable materials. Amend this section by deleting application number 13 in its entirety. (All blocking and backing shall be non-combustible or pressure impregnated fire retardant treated wood.)
26. Section 703.2 Fire-resistance ratings. Delete the first sentence in its entirety contained therein and in lieu thereof substitute with the following new sentence:

"The fire-resistance rating of building elements shall be determined in accordance with the test procedures set forth in ASTM E 119 and in accordance with Section 703.3."...

[709.4 Continuity, the amendment was deleted, the '18 code section now reflects our former amendment wording]

32. Section 718.4. Draftstopping in Attics. Amend by adding the following new Section 718.4.2:

Section 718.4.2 Draftstopping of Overhangs and Soffits. Regardless of requirements elsewhere, overhangs, canopies, exterior soffits and similar structures shall be draftstopped in buildings of all use groups and construction types at intervals not exceeding twenty feet (20') horizontal spacing.

33. Section 721 PRESCRIPTIVE FIRE RESISTANCE. Delete in its entirety. Except when permitted in writing by the Building Official.

34. Section 722 CALCULATED FIRE RESISTANCE. Delete in its entirety. Except when permitted in writing by the Building Official.

35. Section 903.2.1 Group A. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.1:

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout all buildings containing a Group A occupancy of 2,000 square feet or greater.

Exceptions:

1. Areas used exclusively as participant sport areas where the main floor areas located at the same level as the level of exit discharge of the main entrance and exit.
  2. Only concession stands, retail areas, press boxes and other accessory use areas in Group A-5 with an area greater than 1,000 square feet shall be required to be provided with an automatic sprinkler system.
  3. Where the Group A fire area is located on a floor other than a level of exit discharge serving such occupancies.
36. Section 903.2.1.1 Group A-1. Delete in its entirety.
37. Section 903.2.1.2 Group A-2. Delete in its entirety.
38. Section 903.2.1.3 Group A-3. Delete in its entirety.
39. Section 903.2.1.4 Group A-4. Delete in its entirety.
40. Section 903.2.1.5 Group A-5. Delete in its entirety.
41. Section 903.2.1.6 Assembly occupancies on roofs. Delete in its entirety.

52. Section 903.3 Installation requirements. Delete in its entirety and in lieu thereof substitute with the following new Section 903.3:

Section 903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8 and other chapters of this code as applicable, except that flexible sprinkler pipe or tubing shall be prohibited.

53. Section 903.3.1.1.1 Exempt locations. Delete Subsection 3 of Section 903.3.1.1.1 in its entirety and in lieu thereof substitute with the following new Subsection 3:

3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling assemblies or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours when approved in writing by the Building Official.

54. Section 903.3.1.1.1 Exempt locations. Delete Subsection 4 of Section 903.3.1.1.1 in its entirety and in lieu thereof substitute with the following new Subsection 4:

4. In rooms or areas that are of noncombustible construction with wholly non-combustible contents when approved in writing by the Building Official.

55. Section 907.2 Where required—new buildings and structures. Delete this section in its entirety and in lieu thereof substitute the following new Section 907.2:

Section 907.2 Where required—new buildings and structures. Where required all fire alarm systems shall be installed in accordance with the following:

- a) An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23. In all cases an approved automatic fire alarm system shall be provided in buildings of Use Groups A, B, E, I, R-1, R-2, R-3 (where over and under or side-by-side construction is employed), and all buildings of mixed use, regardless of size, and all other principal buildings and individual uses over one (1) story in height or over two thousand (2,000) square feet in area, except Use Group R-4. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.



59. Section 912.1 Installation. Amend by adding the following new sentence to the end of the paragraph:

... "In all cases at least one Fire Department Connection with a five-inch (5") Storz inlet shall be provided."

60. Section 912.2.1 Visible location. Amend by adding the following new sentence to the end of the paragraph:

... "Access routes shall be so arranged that fire department apparatus may respond from all points of the building to adjacent fire hydrants along routes not to exceed two hundred fifty feet (250') from the most remote point of the building perimeter to the closest fire hydrant."

61. Table 1006.3.3(1) Stories with one exit or access to one exit for R-2 occupancies. Delete in its entirety and in lieu thereof substitute with the following new Table 1006.3.3(1)

**TABLE 1006.3.3(1)**  
**STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2**  
**OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FT)
Basement, First, second or third story above grade plane	R-2 <sup>a,b</sup>	4 dwelling units	50
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP=Not Permitted

a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1030

b. This table is used for R-2 occupancies consisting of dwelling units. For R-2 occupancies consisting of sleeping units, use Table 1006.3.3(2)

62. Table 1006.3.3(2) Stories with one exit or access to one exit for other occupancies. Delete in its entirety and in lieu thereof substitute with the following new Table 1006.3.3(2).

3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
4. Interior exit discharge elements, as permitted in Section 1023.1, in buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
5. The portion of the exterior exit discharge immediately adjacent to exit discharge doorways in buildings which require two or more means of egress, have an occupant load greater than three (3) occupants or which have an area greater than three hundred (300) square feet.
6. All bathrooms.
7. All interior electrical panel boards, switchgear and meter enclosures.
8. Fire sprinkler main assembly.
2. Table 1006.2.1 Spaces with one exit or exit access doorway. The values in Column 2 (Maximum Occupant Load of Space) shall be modified so that Groups A, E, M, B, F and U shall have a value of twenty (20) people of 2,000 Sq. Ft. in gross area.

(new amendment - 1030.1 General. #64 – we deleted an escape window that was not required in the section.)

64. Section 1030.1 General. Delete Exception 4 in its entirety
65. Section 1301.1.1 Criteria. Delete in its entirety and in lieu thereof substitute with the following new Section 1301.1.1:  

Section 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the Illinois Energy Conservation Code – Current Version. Proof of such compliance shall be shown through the submittal of fully completed "COMcheck" compliance certificates.  
 < <http://energycode.pnl.gov/COMcheckWeb/> >
66. Section 1807.1.3 Rubble stone foundation walls. Delete this section in its entirety.
67. Section 1807.1.4 Permanent wood foundation systems. Delete this section in its entirety.
68. Section 1807.1.6.3 Masonry foundation walls. Delete this section in its entirety, unless otherwise approved in writing by the Building Official.

Referenced Standards from (225 ILCS 312): Safety Code for Elevators and Escalators (ASME A17.1), the Standard for the Qualification of Elevator Inspectors (ASME QEI-1), the Automated People Mover Standards (ASCE 21), the Safety Requirements for Personnel Hoists and Employee Elevators (ANSI A10.4), and the Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1).

77. Section 3002.4 Elevator Car to Accommodate Ambulance Stretcher. Delete this section in its entirety and in lieu thereof substitute the following new Section 3002.4:

Section 3002.4 Elevator Car to Accommodate Ambulance Stretcher. In all buildings at least one elevator shall be provided for fire department emergency access to all floors in building. Such elevator car shall be of such size and arrangement to accommodate a minimum twenty-four inch (24") by eighty-four inch (84") ambulance stretcher in the horizontal open position and shall be identified by the International Symbol for emergency medical services (Star of Life). Said symbol shall not be less than three inches (3") high by three inches (3") wide and shall be placed inside on both sides of the main lobby hoistway door frame.

78. [F] Section 3003.2 Fire Fighters' Emergency Operation. Delete this section in its entirety and in lieu thereof substitute the following new [F] Section 3003.2:

[F] Section 3003.2 Fire Fighters' Emergency Operation. Elevators shall be provided with Phase 1 emergency recall operation and Phase 2 emergency in car operation in accordance with ASME A17.1 and NFPA72.

79. Section 3004.1 General. Delete this section in its entirety and in lieu thereof substitute the following new Section 3004.1:

Section 3004.1 General. Escalators, moving walks, conveyors, personnel hoists, material hoists, miscellaneous hoisting and elevating equipment shall comply with the provisions of this section.

80. Section 3004.3 Conveyors. Delete this section in its entirety and in lieu thereof substitute the following new Section 3004.3:

Section 3004.3 Conveyors. Conveyors and related equipment shall comply, be inspected and tested in accordance with ASME B20.1 listed in Chapter 35 and Section 3004.4 regarding personal hoists.

85. Section 3303.6 Utility connections. Amend by adding the following new Section 3303.6.1:

Section 3303.6.1. Abandonment of wells: If a well exists on the property which is to be abandoned, it must be capped and sealed in accordance with the rules and regulations published by the Illinois department of mines and minerals. In addition, said well shall be sealed under the supervision of the DuPage County health department.

86. Section 3303.6 Utility connections. Amend by adding the following new Section 3303.6.2:

Section 3303.6.2. Underground Storage Facilities: All underground storage facilities that are to be abandoned shall be excavated and removed from the site. A permit issued by the State Fire Marshall must accompany an application for the removal of all underground storage tanks.

#### **4-2-22: MECHANICAL CODE ADOPTED:**

(A) Code Adopted: There is hereby adopted by reference as if fully set out herein that certain code known as the 2018 International Mechanical Code, Second Printing, prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which has been on file for a period of more than thirty (30) days prior to the adoption of this Section and now are on file in the office of the Village Clerk.

(B) Amendments: The following additions, insertions, deletions and changes are hereby made to the 2018 International Mechanical Code, Second Printing:

1. Section 101.1 Title. Delete in its entirety and in lieu thereof substitute with the following new Section 101.1:

Section 101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Willowbrook, and shall be cited as such. It is referred to herein as "this code".

2. Section 106.4.3. Expiration. Delete this section in its entirety and in lieu thereof substitute the following new section:

Section 106.4.3 Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the work authorized by such permit shall not have been started within six (6) months after the date of issuance of said permit. Where, under authority of a permit, work has begun and has not been processed for a continuous or cumulative period of six (6) months, all rights under such permits shall thereupon terminate and work can be continued only after application for and issuance of a new permit. Where, under authority of a permit, work has not been completed within eighteen (18) months after the issuance of such permit and an occupancy permit issued, all rights under such permit shall thereupon terminate and work can be continued only after application for and issuance of a new permit. The fee for said new permit shall be equivalent to the fee applicable to the original building permit obtained.

3. Section 106.4.4 Extensions: Amend by deleting the last sentence of the section.

4. Section 106.5 Fees. Delete this section in its entirety and in lieu thereof substitute the following new Section 106.6:

Section 106.5 Fees. A Permit shall not be Issued until the review process has been completed and Approved and the fees prescribed in Title 4, Section 4-2-11 of the Village Municipal Code have been paid and accepted, nor shall an Amendment to a Permit be released until the additional fee, if any, due to an increase of the installation, has been paid and accepted.

Section 109.6 Powers of the Board: The Board of Appeals shall have the following powers:

- a. To make fact findings and to review fact findings of the Village, provided that fact findings of the Village shall be presumed to be correct until rebutted by a clear preponderance of the evidence to the contrary.
- b. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

Section 109.7 Board review: Within thirty (30) days of the receipt of the recommendations of the Board of Appeals, the corporate authorities shall grant or deny the time extension or variation, or refer the matter back to the Board of Appeals for further consideration. If the Board of Appeals favorably recommends the granting of a time extension or variation, that time extension or variation may be granted by resolution by a majority vote of the corporate authorities. If the Board of Appeals does not favorably recommend the granting of a time extension or variation, that time extension or variation may be granted only by favorable vote of two-thirds (2/3) of the corporate authorities. The corporate authorities shall not grant a time extension or variation unless they have made findings of fact based upon evidence adduced by the hearing held by the Board of Appeals.

8. Section 301.7 Electrical. Delete this section in its entirety and in lieu thereof substitute the following new Section 301.7:

Section 301.7 Electrical. Electrical wiring controls and connections to equipment and appliances regulated by this code shall be in accordance with the 2017 National Electrical Code as Amended.

9. Section 301.8 Plumbing connections. Delete this section in its entirety and in lieu thereof substitute the following new Section 301.8:

Section 301.8 Plumbing connections. Potable water supply and building drainage system connections to equipment and appliances regulated by this code shall be in accordance with the most current Illinois Plumbing Code as Amended.

10. Section 506.3.11 Grease duct enclosure. Delete the exception in its entirety.

11. SECTION 901 GENERAL. Amend by adding the following new Section 901.5:

#### **4-2-23: RESERVED**

**SECTION WAS FORMERLY THE:**

**"ENERGY CONSERVATION CODE ADOPTED"**

This Energy code is now mandated by the State of Illinois, just like the Illinois Accessibility Code (IAC) & the IL Plumbing codes. Since we have no 'amendments' to this Energy Code, like the IAC, we do not have to formally adopt / codify it.

DRAFT



# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 21

Community Development: 0

Village Administrator: 0

Building Official: 1

Public Works: 0

Manager: 0

Planner: 0

**4-2-24: PLUMBING CODE ADOPTED:**

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

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

(B) Amendments: The following additions, insertions, deletions and changes are hereby made to the Illinois plumbing code:

1. Amendment of Section 890.630 by adding a new section "j" to read as follows:

"j) A safe pan will be required for water heaters, furnaces and clothes washers located above living/occupied areas."

2. Deletion of Section 890.1130 c) Backflow in its entirety and in lieu thereof substitute and insert the following:

"c) Backflow. A Reduced Pressure Zone (R.P.Z.) will be required on all new commercial buildings on both the fire and domestic water service."

3. Amend Section 890.1340 Determination of Sizes for Drainage Systems by deleting paragraph (b)(2) in its entirety and in lieu thereof substitute with the following new Paragraph (b)(2):

"(b)(2) Any dwelling containing any floor (including basement floors) below grade at foundation is required to have an overhead sewer. All fixtures located below grade shall drain to an ejector pit with pump. Approval of the Building Official shall be required for any other type of installation. Pressure-building drains shall be sized in accordance with the ejector pump manufacturer's recommendation, but shall not be less than 2 inches in diameter."

4. In Section 890.1380 Storm Water Drainage within a Building. Amend by adding a new section "a" to the end of the paragraph:

"a) Sizing of piping and appurtenances related to building storm drainage shall conform to building standards as referenced in the Village of Willowbrook Ordinance, 4-2-24(C)(8), Storm Drainage."

5. Section 890.1410 Materials amend by adding the following new subsection "c":

"c) Refer to Village of Willowbrook chart indicating approved materials for piping."

6. Delete Section 890. Appendix A – Table A: Approved Building Drainage/Vent Pipe in its entirety and in lieu thereof substitute the Village of Willowbrook chart indicating approved materials for piping.

7. Delete Section 890. Appendix A – Table A: Approved Materials for Water Service Pipe in its entirety and in lieu thereof substitute the Village of Willowbrook chart indicating approved materials for piping and add:

Minimum 5'-6" of cover on all outside water mains/services is required.

8. Delete Section 890. Appendix A – Table A: Approved Materials For Water Distribution Pipe in its entirety and in lieu thereof substitute the Village of Willowbrook chart indicating approved materials for piping.

9. (Appendix A/Page-53) Section 890 Appendix A- TABLE P: Demand at Individual Water Outlets. Amend by adding the following new subsections "a, b & c":

- a) All Fixtures shall bear the "WaterSense" product label, as specified by the USEPA.
- b) All new and/or replacement lawn irrigation sprinkler systems shall be equipped with a "WaterSense" labeled irrigation controller and be in compliance with Section 2.5(g) of the Illinois Plumbing License Law [225ILCS 320].

(C) Additional Standards and Specifications:

1. Approved Materials for Piping Chart:

VILLAGE OF WILLOWBROOK		
APPROVED MATERIALS FOR PIPING		
MATERIAL TYPE:	RESIDENTIAL	COMMERCIAL
<b>UNDERGROUND WASTE &amp; VENT</b>		
Cast Iron Soil	X	X
PVC Schedule 40 (No Cell Core)	X	X
<b>ABOVE GROUND WASTE &amp; VENT</b>		
Cast Iron (Lead Joints / Repair Only)	X	X
Cast Iron No Hub	X	X
Galvanized Pipe	X	X
PVC Schedule 40 (No Cell Core)	X	X
Copper Type M, L, & K	X	X
<b>ABOVE GROUND STORM</b>		
Cast Iron (Lead Joints / Repair Only)	X	X
Cast Iron no Hub	X	X
Galvanized Pipe	X	X
PVC Schedule 40 (No Cell Core)	X	X
Copper Type M, L, & K	X	X
<b>UNDERGROUND WATER</b>		
Ductile Iron Class 52	X	X
Copper Type K	X	X
<b>ABOVE GROUND WATER</b>		
Copper Type L	X	X
Copper Type K	X	X

Revised 03/06/2015

2. Where a public water supply is used to serve as the water supply for a private automatic fire sprinkler system, a separate and independent water tap onto the water main shall be utilized. The water tap for the fire sprinkler system shall be made a minimum of ten feet (10') horizontally from the domestic water tap, and shall extend to an exterior valve vault prior to continuing into the building. The valve vault shall be made fully accessible and contain an approved valve which will shut off the water supply to the fire sprinkler system if required. The incoming water service for the fire sprinkler system shall enter the building separate from the domestic water service, and shall be provided with all necessary backflow prevention and valve assemblies as are required for a fire sprinkler system water supply. (Ord. 97-O-13, 5-27-1997)

Exception: When specifically approved by the **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**, a single tap onto the public water supply will be allowed serving both domestic and fire sprinkler systems when the service tap is extended to an exterior valve vault where it is then separated and each service is supplied with an approved shut off valve. Each separate valve

must be adequately labeled within the vault to distinguish between the domestic and fire sprinkler system. Each separate water service shall then continue into the building. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

3. All fire suppression systems installed subsequent to the date of the adoption of this chapter shall be equipped with a fireflow meter of a size and type approved by the village of Willowbrook water department.
4. No pipe, sprinkler head, valve or any other portion of any lawn sprinkling system shall be located in or upon any public right of way or in any easement. (Ord. 97-O-13, 5-27-1997)
5. Notwithstanding any provision contained in the previous paragraph to the contrary, sprinkler heads, and pipes leading thereto, may be located in or upon public rights of way or easements, provided that all portions thereof shall be located not more than six feet (6') from the property line, the final location being subject to the approval of the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official]; and further provided that the owner of the sprinkler system shall first have executed a written release in favor of the village in the form acceptable to the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official]. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)
6. All newly constructed or remodeled car wash installations shall be equipped with a water recycling system, unless otherwise permitted by the DuPage County Department of Environmental Concerns and approved by the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] or his designee.
7. In the case of improvements on residential, commercial or industrial buildings or property, the issuance of a plumbing permit is required to make the following repairs, replacements or changes:
  - a) Conversion from galvanized water piping to copper.
  - b) Addition of any plumbing fixture.
  - c) Replacement of boiler or water heater.
  - d) Installation or conversion to overhead sewer system or antiflood system.
  - e) Underground lawn sprinkling systems.
  - f) Plumbing changes or additions to any part of the waste, vent, water piping or sewer system.

8. Storm Drainage. The provisions of this chapter shall govern the materials, design, construction and installation of storm drainage.

- a) Where required. All roofs, paved areas, yards, courts and courtyards shall drain into a separate storm sewer system, or a combined sewer system, or to an approved place of disposal. For One- and Two-Family Dwellings, Multi Family-Buildings, Commercial/Industrial Buildings, and where approved, storm water is permitted to discharge onto flat areas, such as streets or lawns, provided that the storm water flows away from the building.
- b) Prohibited drainage. Storm water shall not be drained into sewers intended for sewage only.
- c) Tests. The conductors and the building storm drain shall be tested in accordance with the at the discretion of the inspector.
- d) Change in size. The size of a drainage pipe shall not be reduced in the direction of flow.
- e) Fittings and connections. All connections and changes in direction of the storm drainage system shall be made with approved drainage-type fittings in accordance with the Illinois Plumbing Code. The fittings shall not obstruct or retard flow in the system.
- f) Roof design. Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked.
- g) Cleanouts required. Cleanouts shall be installed in the storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.  
Exception: Subsurface drainage system.
- h) Backwater valves. Storm drainage systems shall be provided with backwater valves.
  - 1) Storm backflow. Where the flood level rims are below the elevation of the manhole cover of the next upstream manhole in the public storm sewer, such fixtures shall be protected by a backwater valve installed in the building storm drain.
  - 2) Material. All bearing parts of backwater valves shall be of corrosion-resistant material. Backwater valves shall comply with ASME A112.14.1, CSA B181.1 or CSA B181.2.
  - 3) Seal. Backwater valves shall be so constructed as to provide a mechanical seal against backflow.
  - 4) Diameter. Backwater valves, when fully opened, shall have a capacity not less than that of the pipes in which they are installed.
  - 5) Location. Backwater valves shall be installed so that access is provided to the working parts for service and repair.
- i) Materials. See Village of Willowbrook chart indicating approved materials for piping (4-2-24(C)(1)).

j) Traps.

- 1) Main trap. Leaders and storm drains connected to a combined sewer shall be trapped. Individual storm water traps shall be installed on the storm water drain *branch* serving each conductor, or a single trap shall be installed in the main *storm drain* just before its connection with the combined *building sewer* or the *public sewer*.
- 2) Material. Storm water traps shall be of the same material as the piping system to which they are attached.
- 3) Size. Traps for individual conductors shall be the same size as the horizontal drain to which they are connected.
- 4) Cleanout. An accessible cleanout shall be installed on the building side of the trap.

k) Roof Drains.

- 1) Strainers. Roof drains shall have strainers extending not less than 4 inches above the surface of the roof immediately adjacent to the roof drain. Strainers shall have an available inlet area, above roof level, of not less than one and one-half times the area of the conductor or leader to which the drain is connected.
- 2) Flat decks. Roof drain strainers for use on sun decks, parking decks and similar areas that are normally serviced and maintained shall comply with Section 4-2-24(C)(8)(K)(1) or shall be of the flat-surface type, installed level with the deck, with an available inlet area not less than two times the area of the conductor or leader to which the drain is connected.
- 3) Roof drain flashings. The connection between roofs and roof drains which pass through the roof and into the interior of the building shall be made water-tight by the use of *approved* flashing material.

l) Size of Conductors, Leaders and Storm Drains.

- 1) General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of three inches (3") per hour.
- 2) Vertical conductors and leaders. Vertical conductors and leaders shall be sized for the maximum projected roof area, in accordance with Tables 1106.2(1) and 1106.2(2).

**TABLE 1106.2(1) / SIZE OF CIRCULAR VERTICAL CONDUCTORS AND LEADERS**

DIAMETER OF LEADER (inches) <sup>a</sup>	HORIZONTALLY PROJECTED ROOF AREA (square feet)											
	Rainfall rate (inches per hour)											
	1	2	3	4	5	6	7	8	9	10	11	12
2	2,880	1,440	960	720	575	480	410	360	320	290	260	240
3	8,800	4,400	2,930	2,200	1,760	1,470	1,260	1,100	980	880	800	730
4	18,400	9,200	6,130	4,600	3,680	3,070	2,630	2,300	2,045	1,840	1,675	1,530
5	34,600	17,300	11,530	8,650	6,920	5,765	4,945	4,325	3,845	3,460	3,145	2,880
6	54,000	27,000	17,995	13,500	10,800	9,000	7,715	6,750	6,000	5,400	4,910	4,500
8	116,000	58,000	38,660	29,000	23,200	19,315	16,570	14,500	12,890	11,600	10,545	9,600

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>.

a. Sizes indicated are the diameter of circular piping. This table is applicable to piping of other shapes, provided the cross-sectional shape fully encloses a circle of the diameter indicated in this table. For rectangular leaders, see Table 1106.2(2). Interpolation is permitted for pipe sizes that fall between those listed in this table.

**TABLE 1106.2(2) / SIZE OF RECTANGULAR VERTICAL CONDUCTORS AND LEADERS**

DIMENSIONS OF COMMON LEADER SIZES width x length (inches) <sup>a</sup>	HORIZONTALLY PROJECTED ROOF AREA (square feet)											
	Rainfall rate (inches per hour)											
	1	2	3	4	5	6	7	8	9	10	11	12
1 <sup>3</sup> / <sub>4</sub> × 2 <sup>1</sup> / <sub>2</sub>	3,410	1,700	1,130	850	680	560	480	420	370	340	310	280
2 × 3	5,540	2,770	1,840	1,380	1,100	920	790	690	610	550	500	460
2 <sup>3</sup> / <sub>4</sub> × 4 <sup>1</sup> / <sub>4</sub>	12,830	6,410	4,270	3,200	2,560	2,130	1,830	1,600	1,420	1,280	1,160	1,060
3 × 4	13,210	6,600	4,400	3,300	2,640	2,200	1,880	1,650	1,460	1,320	1,200	1,100
3 <sup>1</sup> / <sub>2</sub> × 4	15,900	7,950	5,300	3,970	3,180	2,650	2,270	1,980	1,760	1,590	1,440	1,320
3 <sup>1</sup> / <sub>2</sub> × 5	21,310	10,650	7,100	5,320	4,260	3,550	3,040	2,660	2,360	2,130	1,930	1,770
3 <sup>3</sup> / <sub>4</sub> × 4 <sup>3</sup> / <sub>4</sub>	21,960	10,980	7,320	5,490	4,390	3,660	3,130	2,740	2,440	2,190	1,990	1,830
3 <sup>3</sup> / <sub>4</sub> × 5 <sup>1</sup> / <sub>4</sub>	25,520	12,760	8,500	6,380	5,100	4,250	3,640	3,190	2,830	2,550	2,320	2,120
3 <sup>1</sup> / <sub>2</sub> × 6	27,790	13,890	9,260	6,940	5,550	4,630	3,970	3,470	3,080	2,770	2,520	2,310
4 × 6	32,980	16,490	10,990	8,240	6,590	5,490	4,710	4,120	3,660	3,290	2,990	2,740
5 <sup>1</sup> / <sub>2</sub> × 5 <sup>1</sup> / <sub>2</sub>	44,300	22,150	14,760	11,070	8,860	7,380	6,320	5,530	4,920	4,430	4,020	3,690
7 <sup>1</sup> / <sub>2</sub> × 7 <sup>1</sup> / <sub>2</sub>	100,500	50,250	33,500	25,120	20,100	16,750	14,350	12,560	11,160	10,050	9,130	8,370

a. Sizes indicated are nominal width × length of the opening for rectangular piping.

3) Building storm drains and sewers. The size of the building *storm drain*, building *storm sewer* and their horizontal branches having a slope of one-half unit or less vertical in 12 units horizontal (4-percent slope) shall be based on the maximum projected roof area in accordance with Table 1106.3. The minimum slope of horizontal branches shall be one-eighth unit vertical in 12 units horizontal (1-percent slope) unless otherwise *approved*.

**TABLE 1106.3 / SIZE OF HORIZONTAL STORM DRAINAGE PIPING**

SIZE OF HORIZONTAL PIPING (inches)	HORIZONTALLY PROJECTED ROOF AREA (square feet)					
	Rainfall rate (inches per hour)					
	1	2	3	4	5	6
<sup>1</sup> / <sub>8</sub> unit vertical in 12 units horizontal (1-percent slope)						
3	3,288	1,644	1,096	822	657	548
4	7,520	3,760	2,506	1,800	1,504	1,253
5	13,360	6,680	4,453	3,340	2,672	2,227
6	21,400	10,700	7,133	5,350	4,280	3,566
8	46,000	23,000	15,330	11,500	9,200	7,600



10	82,800	41,400	27,600	20,700	16,580	13,800
12	133,200	66,600	44,400	33,300	26,650	22,200
15	218,000	109,000	72,800	59,500	47,600	39,650
<sup>1</sup> / <sub>4</sub> unit vertical in 12 units horizontal (2-percent slope)						
3	4,640	2,320	1,546	1,160	928	773
4	10,600	5,300	3,533	2,650	2,120	1,766
5	18,880	9,440	6,293	4,720	3,776	3,146
6	30,200	15,100	10,066	7,550	6,040	5,033
8	65,200	32,600	21,733	16,300	13,040	10,866
10	116,800	58,400	38,950	29,200	23,350	19,450
12	188,000	94,000	62,600	47,000	37,600	31,350
15	336,000	168,000	112,000	84,000	67,250	56,000
<sup>1</sup> / <sub>2</sub> unit vertical in 12 units horizontal (4-percent slope)						
3	6,576	3,288	2,295	1,644	1,310	1,096
4	15,040	7,520	5,010	3,760	3,010	2,500
5	26,720	13,360	8,900	6,680	5,320	4,450
6	42,800	21,400	13,700	10,700	8,580	7,140
8	92,000	46,000	30,650	23,000	18,400	15,320
10	171,600	85,800	55,200	41,400	33,150	27,600
12	266,400	133,200	88,800	66,600	53,200	44,400
15	476,000	238,000	158,800	119,000	95,300	79,250

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>.

- 4) Vertical walls. In sizing roof drains and storm drainage piping, one-half of the area of any vertical wall that diverts rainwater to the roof shall be added to the projected roof area for inclusion in calculating the required size of vertical conductors, leaders and horizontal storm drainage piping.
- 5) Parapet wall scupper location. Parapet wall roof drainage scupper and overflow scupper location shall comply with the requirements of the *International Building Code*.
- 6) Size of roof gutters. The size of semicircular gutters shall be based on the maximum projected roof area in accordance with Table 1106.6.

**TABLE 1106.6 / SIZE OF SEMICIRCULAR ROOF GUTTERS**

DIAMETER OF GUTTERS (inches)	HORIZONTALLY PROJECTED ROOF AREA (square feet)					
	Rainfall rate (inches per hour)					
	1	2	3	4	5	6
<sup>1</sup> / <sub>16</sub> unit vertical in 12 units horizontal (0.5-percent slope)						
3	680	340	226	170	136	113
4	1,440	720	480	360	288	240
5	2,500	1,250	834	625	500	416
6	3,840	1,920	1,280	960	768	640
7	5,520	2,760	1,840	1,380	1,100	918
8	7,960	3,980	2,655	1,990	1,590	1,325
10	14,400	7,200	4,800	3,600	2,880	2,400
<sup>1</sup> / <sub>8</sub> unit vertical 12 units horizontal (1-percent slope)						
3	960	480	320	240	192	160
4	2,040	1,020	681	510	408	340

5	3,520	1,760	1,172	880	704	587
6	5,440	2,720	1,815	1,360	1,085	905
7	7,800	3,900	2,600	1,950	1,560	1,300
8	11,200	5,600	3,740	2,800	2,240	1,870
10	20,400	10,200	6,800	5,100	4,080	3,400
<sup>1</sup> / <sub>4</sub> unit vertical in 12 units horizontal (2-percent slope)						
3	1,360	680	454	340	272	226
4	2,880	1,440	960	720	576	480
5	5,000	2,500	1,668	1,250	1,000	834
6	7,680	3,840	2,560	1,920	1,536	1,280
7	11,040	5,520	3,860	2,760	2,205	1,840
8	15,920	7,960	5,310	3,980	3,180	2,655
10	28,800	14,400	9,600	7,200	5,750	4,800
<sup>1</sup> / <sub>2</sub> unit vertical in 12 units horizontal (4-percent slope)						
3	1,920	960	640	480	384	320
4	4,080	2,040	1,360	1,020	816	680
5	7,080	3,540	2,360	1,770	1,415	1,180
6	11,080	5,540	3,695	2,770	2,220	1,850
7	15,600	7,800	5,200	3,900	3,120	2,600
8	22,400	11,200	7,460	5,600	4,480	3,730
10	40,000	20,000	13,330	10,000	8,000	6,660

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>.

m) Secondary (Emergency) Roof Drains.

- 1) Secondary drainage required. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason.
- 2) Separate systems required. Secondary roof drain systems shall have the end point of discharge separate from the primary system. Discharge shall be above grade, in a location that would normally be observed by the building occupants or maintenance personnel.
- 3) Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with 4-2-24(C)(8)(L) based on the rainfall rate for which the primary system is sized in Tables 1106.2(1), 1106.2(2), 1106.3 and 1106.6. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by 4-2-24(C)(8)(F). Scuppers shall not have an opening dimension of less than 4 inches. The flow through the primary system shall not be considered when sizing the secondary roof drain system.
- n) Values for continuous flow. Equivalent roof area. Where there is a continuous or semicontinuous discharge into the building *storm drain* or building storm sewer, such as from a pump, ejector, air conditioning plant or similar device, each gallon per minute of such discharge shall be computed as being equivalent to 96 square feet of roof area, based on a rainfall rate of 1 inch per hour.
- o) Subsoil drains. Subsoil drains shall be open-jointed, horizontally split or perforated pipe conforming to one of the approved materials for piping in accordance with section 4-2-24(C)(1). Such drains shall not be less than 4 inches in diameter. Where the building is subject to backwater, the subsoil

drain shall be protected by an accessibly located backwater valve. Subsoil drains shall discharge to a trapped area drain, sump, dry well or *approved* location above ground. The subsoil sump shall not be required to have either a gas-tight cover or a vent. The sump and pumping system shall comply with 4-2-24(C)(8)(Q).

p) Building subdrains. Building subdrains located below the *public sewer* level shall discharge into a sump or receiving tank, the contents of which shall be automatically lifted and discharged into the drainage system as required for building sumps. The sump and pumping equipment shall comply with 4-2-24(C)(8)(Q).

q) Sumps and Pumping Systems. Pumping system. The sump pump, pit and discharge piping shall conform to the following four (4) Sections.

1) Pump capacity and head. The sump pump shall be of a capacity and head appropriate to anticipated use requirements.

2) Sump pit. The sump pit shall not be less than 18 inches in diameter and 24 inches deep, unless otherwise approved. The pit shall be accessible and located such that all drainage flows into the pit by gravity. The sump pit shall be constructed of tile, steel, plastic, cast-iron, concrete or other approved material, with a removable cover adequate to support anticipated loads in the area of use. The pit floor shall be solid and provide permanent support for the pump.

3) Electrical. Electrical service outlets, when required, shall meet the requirements of NFPA 70.

4) Piping. Discharge piping shall comply with the approved materials chart 4-2-24(C)(1) and shall include a gate valve and a full flow check valve. Pipe and fittings shall be the same size as, or larger than, pump discharge tapping.

Exception: In one- and two-family dwellings, only a check valve shall be required, located on the discharge piping from the pump or ejector.

9. Work without benefit of a Permit: When work requiring a permit has been started prior to the issuance of such permit, the permit fee shall be double the amount of the standard permit fee. However, in no instance shall the fee for a permit issued under these circumstances exceed the standard permit fee by an amount in excess of:

(a) Residential districts: Two hundred dollars (\$200.00).

(b) Nonresidential districts: Five hundred dollars (\$500.00).

(D) Backflow Prevention:

1. Cross Connection Prohibited:

(a) Cross connections between potable water systems and other systems or equipment containing water or other substances of unknown or questionable quality are prohibited except when and where, as approved by the Department of **Municipal Services**, suitable protective devices such as the reduced pressure zone backflow preventer or equal are installed, tested and maintained to ensure proper operation on a continuing basis. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(b) To protect the public water system from contamination due to contaminants through the water service connection into the public water system, a program of inspection and regulation shall be provided. (Ord. 97-O-13, 5-27-1997)

(c) The **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**, or his designated agent, who shall be either a licensed plumber or an approved Cross Connection Control Device Inspector, shall inspect the plumbing in every building or premises served by the public water system as frequently as in his judgment may be necessary to ensure that such plumbing has been installed and maintained in such a manner as to prevent the possibility of pollution of the water supply of the village. The **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]** shall notify or cause to be notified in writing the owner, or authorized agent of the owner of any such building or premises, to correct, within a reasonable time period set by the **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**, any plumbing installed or existing contrary to or in violation of this section, and which, in his judgment, may therefore permit the pollution of the village water supply, or otherwise adversely affect the public health.

(d) The **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**, or his designated agent, who shall be either a licensed plumber or an approved cross connection control device inspector, shall have the right of entry into any building during reasonable hours for the purpose of making inspection of the plumbing systems installed in such building or premises; provided, that with respect to the inspection of any single-family dwelling, consent to such inspection shall first be obtained from a person of suitable age and discretion therein or in control thereof. Refusal to allow inspection of a specific dwelling may be cause for requiring installation of suitable backflow protection or to cause discontinuance of potable water service.

2. Definitions: For the purposes of this subsection, the following definitions shall apply:

AIR GAP: The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a

tank, plumbing fixture or other device and the flood-level rim of the receptacle.

**APPROVED:** Accepted by the Willowbrook Department of Municipal Services as meeting an applicable specification stated or cited in this section, or as suitable for the proposed use.

**AUXILIARY SUPPLY:** Any water source or system other than the potable water supply that may be available in the building or premises.

**BACK SIPHONAGE:** The flowing back of used, contaminated or polluted water due to a negative gauge or subatmospheric pressure in that pipe.

**BACKFLOW:** The flow of any water, foreign liquids, gases or other substances back into the distribution pipes of the potable water system.

**BACKFLOW PREVENTER:** A device or means to prevent backflow.

**CONTAMINATION:** See definition of Pollution.

**CROSS CONNECTION:** Any actual or potential connection between the potable water supply and a source of contamination or pollution.

**DRAIN:** Any approved pipe that carries waste water or waterborne wastes in a building drainage system.

**FIXTURE-PLUMBING:** Installed with receptacles, devices or appliances supplied with water or that receive or discharge liquids for liquid borne wastes.

**FLOOD LEVEL RIM:** The edge of the receptacle from which water flows.

**HAZARD, HEALTH:** Any conditions or devices which, in the judgment of the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official], may create a danger to the health and well-being of the water consumer. An example of a health hazard is a structural defect in the water supply system, whether of location, design or construction, that regularly or occasionally may prevent satisfactory treatment of the water supply or cause it to be polluted from extraneous sources.

**HAZARD, PLUMBING:** Any arrangement of plumbing, including piping and fixtures, whereby a cross connection can be created.

**HYDROPNEUMATIC TANK:** A pressure vessel in which air pressure acts upon the surface of the water contained within the vessel pressurizing the water distribution piping connected to the vessel.

**OUTLET:** The open end of the water supply pipe through which the water is discharged into the plumbing fixture.

**PLUMBING SYSTEM:** Includes the water supply and distribution pipes, plumbing, fixtures and traps; soil, waste and vent pipes; building drains and building sewers, including their respective connections, devices and appurtenances within the property lines of the premises; and water treating or water using equipment.

**POLLUTION:** The presence of any foreign substance (organic, inorganic, radiological or biological) in water that tends to degrade its quality so as to constitute a hazard or impair the usefulness of the water.

**REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER:** An assembly of differential valves and check valves including an automatically opened spillage port to the atmosphere designed to prevent backflow.

**SURGE TANK:** The receiving, nonpressure vessel forming part of the air gap separation between a potable and an auxiliary supply.

**VACUUM:** Any pressure less than that exerted by the atmosphere.

**VACUUM BREAKER, NONPRESSURE TYPE:** A vacuum breaker designed so as not to be subjected to static line pressure.

**VACUUM BREAKER, PRESSURE TYPE:** A vacuum breaker designed to operate under conditions of static line pressure.

**WATER, NONPOTABLE:** Water that is not safe for human consumption or that is of questionable potability.

**WATER, POTABLE:** Water free from contaminants in amounts sufficient to cause disease or harmful physiological effects. Its bacteriological and chemical quality shall conform to the requirements of the federal and state drinking water regulations and to any regulations of the public health authority having local jurisdiction. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

### 3. Technical Requirements:

(a) Design, Installation And Maintenance of Potable Water Supply System; Connections Prohibited Unless Protected Against Backflow: A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross connections or any other piping connections to the system. Connection to the potable water supply system is prohibited unless protected against backflow as set out herein. Examples of fixtures and equipment from which the potable water supply system must be protected include, but are not limited to:

(1) Bidets;

(2) Operating, dissection, embalming and mortuary tables or similar equipment. In such installation, the hose used for water supply shall terminate at least twelve inches (12") away from every point of the table or attachments;

(3) Pumps for nonpotable water, chemicals or other substances; priming connections may be made only through an air gap; and

(4) Building drainage, sewer or vent systems.

(b) Connections To Boilers: Potable water connections to boilers shall be made through an air gap or provided with an approved backflow preventer.

(c) Refrigerating Unit Condensers And Cooling Jackets: Except where potable water provided for a refrigerator condenser or cooling jacket is entirely outside the piping or tank containing a toxic refrigerant, the inlet connection shall be provided with an approved check valve. Also adjacent to and at the outlet side of the check valve, an approved pressure relief valve set to relieve at five (5) pounds per square inch (psi) above the maximum water pressure at the point of installation shall be provided if the refrigeration units contain more than twenty (20) pounds of refrigerants.

(d) Protection Against Backflow and Back Siphonage: The following regulations shall apply to protection against backflow and back siphonage:

(1) Water Outlets: A potable water system shall be protected against backflow and back siphonage by providing and maintaining at each outlet an air gap, as specified below, between the potable water outlet and the flood level rim of the fixture it supplies or between the outlet and any other source of contamination, or an approved device or means to prevent backflow.

(2) Minimum Required Air Gap:

(A) How Measured: The minimum required air gap shall be measured vertically from the lowest end of a potable water outlet to the flood level rim or line of the fixture or receptacle into which it discharges.

(B) Size: The minimum required air gap shall be twice the effective opening of a potable water outlet unless the outlet is a distance less than three (3) times the effective opening away from a wall or similar vertical surface in which case the minimum required air gap shall be three (3) times the effective opening of the outlet. In no case shall the minimum required air gap be less than two inches (2"). (Ord. 97-O-13, 5-27-1997)

(e) Certification Of Devices To Prevent Backflow Or Back Siphonage: Before any device for the prevention of backflow or back siphonage is installed, it shall have first been certified by the Foundation for Cross Connection Control Research of the University of Southern California



and/or the National Sanitation Foundation. Devices, other than reduced pressure zone backflow preventers, installed in a building's potable water supply distribution system for protection against backflow shall be maintained in good working condition by the person or persons responsible for the maintenance of the system. Reduced Pressure Zone backflow preventers installed in a building's potable water supply distribution system shall be tested and/or maintained by state certified backflow preventer maintenance/tester as otherwise provided for in this code. The **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]** or his designee shall routinely inspect such devices, and if they are found to be defective or inoperative, shall require the replacement thereof. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(f) Installation Of Devices: The following shall apply to the installation of certain devices:

(1) Atmospheric vacuum breakers (nonpressure type) shall be installed with the critical level at least six inches (6") above the flood level rim of the fixture they serve and on the discharge side of the last control valve to the fixture. No shutoff valve or faucet shall be installed beyond the vacuum breaker. For closed equipment or vessels such as pressure sterilizers, the top of the vessel shall be treated as the flood level rim but a check valve shall be installed on the discharge side of the vacuum breaker.

(2) A reduced pressure principle type backflow preventer may be installed subject to full static pressure.

(3) Backflow and back siphonage preventing devices containing backflows to separate fixtures shall be accessibly located, preferably in the same room with the fixture they serve. Installation in utility or service spaces, provided they are readily accessible, is also permitted.

(g) Below Rim Supply:

(1) Where a potable water outlet terminates below the rim of a tank or vat and the tank or vat has an overflow of a diameter not less than two inches (2"), the overflow pipe shall be provided with an air gap as close to the tank as possible.

(2) The potable water outlet to the tank or vat shall terminate at a distance not less than one and one-half (1 1/2) times the height to which water can rise in the tank above the top of the overflow. This level shall be established at the maximum flow rate of the supply to the tank or vat and with all outlets except the air gap overflow outlet closed. The distance from the outlet to the high water level shall be measured from the critical point of the potable water supply outlet.

(h) Installation Of Approved Devices: Approved devices to protect against backflow and back siphonage shall be installed at all fixtures and

equipment where backflow and/or back siphonage may occur and where a minimum air gap cannot be provided between the water outlet to the fixture or equipment and its flood level rim as follows:

(1) Where a water connection is not subject to back pressure, a vacuum breaker shall be installed on the discharge side of the last valve on the line serving the fixture or equipment. (Ord. 97-O-13, 5-27-1997)

(2) Where a potable water connection is made to a line, fixture, tank, vat, pump or other equipment with a hazard of backflow or back siphonage where the water connection is subject to back pressure, and an air gap cannot be installed, the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] will require adequate protection, which may include the use of an approved reduced pressure principle backflow preventer. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(i) **Booster Pumps:** When a booster pump is used on a water pressure booster system and the possibility exists that a positive pressure of less than twenty (20) pounds per square inch (psi) may occur on the suction side of the pump, there shall be installed a low pressure cutoff on the booster pump to prevent the creation of a vacuum or negative pressure on the suction side of the pump, thus cutting off water to other outlets. (Ord. 97-O-13, 5-27-1997)

4. **Backflow Prevention Devices Required:** All construction requiring permits by the Department of Municipal Services which involve either construction revisions, alterations or additions to the potable water distribution system of the building or premises or upon a commercial unit reoccupancy, the installation of a backflow prevention device immediately downstream of the water meter shall be required. The following provisions shall apply to such installations of backflow devices: (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(a) **Issuance:** Issuance of a permit.

(b) **Installation:** Backflow preventers shall be installed by a licensed plumber at the sole expense of the owner of the premises being served. Reduced pressure principle backflow preventers shall be installed as follows:

(1) Installation shall be in a location where the unit is readily accessible for maintenance and testing. Location should be immediately "downstream" of the water meter.

(2) Minimum clearances recommended by the manufacturer shall be observed.

(3) The unit shall be protected against flooding and freezing.

(4) Free draining of the relief port must be maintained under all conditions and provisions such as floor drains shall be provided.

(5) If installed at ceiling level, a collection system shall be installed with proper air gap under the drain port to protect areas below the unit from water damage.

(6) There shall be no reduction made in the size of the relief port drain.

(7) Provision shall be made for easy and unrestricted removal of the unit.

(c) Testing Of Reduced Pressure Principle Backflow Preventers:

(1) Each year the village will require the testing of each reduced pressure backflow preventer installed.

(2) Testing of units shall be the responsibility of the building owner or tenant. All RPZ recertifications and testing shall be performed by a Cross Connection Control Device Inspector (CCCDI) in accordance with the state plumbing code. Costs for tests, parts and/or replacement of units will be the responsibility of the building owner.

(3) Testing of initial installation prior to occupancy shall be required.

(4) The building owner or tenant shall cause the inspection and testing of all RPZs each year based on the anniversary date of the installation. Such tests shall be conducted within thirty (30) days of the anniversary date.

(5) The RPZ certification form indicating the RPZ is operating effectively and being maintained in accordance with all state and local code requirements and manufacturers recommendations shall be forwarded to the village of Willowbrook upon every test or recertification performed.

(6) Tampering Prohibited: No persons other than a state licensed plumber or state certified backflow preventer maintenance/tester shall remove, repair, test or perform any maintenance on any reduced pressure principle backflow prevention device. (Ord. 97-O-13, 5-27-1997)

(7) Owners of all reduced pressure principle backflow preventers shall provide easy access to units and/or necessary tools and equipment, ladders or scaffolding to assist the Department of Municipal Services or Village Inspector in inspecting the units, all at owner's expense.

(d) Units Out of Service or in Need of Repair: When a unit is out of service or otherwise is in need of service, the Department of Municipal Services shall be notified within twenty four (24) hours. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(e) Bypasses: If there is only one service line and the water service cannot be interrupted, a second backflow preventer may be installed parallel with the first. Under no circumstance will a backflow preventer be bypassed by unprotected piping. (Ord. 97-O-13, 5-27-1997)

5. Corrections and Protective Devices: Any user of water shall obtain written approval from the Department of Municipal Services for any proposed corrective action or protective device before using or installing it. The total time allowed for completion of the necessary corrections shall be contingent upon the degree of hazard involved and include the time required to obtain and install equipment. If the cross connection has not been removed within the time as hereinafter specified, the village shall physically separate the Willowbrook water supply from the on-site piping system in such manner that the two (2) systems cannot be connected by any unauthorized person.

6. Piping Identification: When a secondary water source is used in addition to the Willowbrook water supply, exposed Willowbrook water and secondary water piping shall be identified by distinguishing colors or tags and so maintained that each pipe may be traced readily in its entirety; it will be necessary to protect the Willowbrook water supply at the service connection in a manner acceptable to the Department of Municipal Services. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

7. Private Water Storage Tanks: A private water storage tank supplied from the Willowbrook water supply system shall be deemed a secondary water supply unless it is designed and approved for potable water usage.

8. Elimination Of Existing Cross Connections: All existing cross connections to the Willowbrook water supply system shall be eliminated. The expense of such elimination shall be that of the owner of the property on which such cross connection exists. (Ord. 97-O-13, 5-27-1997)

9. Where Protection Is Required:

(a) An approved backflow device shall be installed on all connections to the public water supply as described in the plumbing code, 77 Illinois administrative code part 890. In addition, an approved backflow prevention device shall be installed on each service line to a consumer's water system serving the premises, where in the judgment of the **Director of Municipal Services [Village Administrator / Superintendent of Public Works / Building Official]**, actual or potential hazards to the public water

supply system exist. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(b) An approved backflow prevention device shall be installed on each service line to a consumer's water system serving premises where the following conditions exist; (Ord. 97-O-13, 5-27-1997)

(1) Premises having an auxiliary water supply, unless such auxiliary supply is accepted as an additional source by the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] and the source are approved by the Illinois Environmental Protection Agency.

(2) Premises on which any substance is handled which can create an actual premises having sources or systems containing process fluids or waters originating from the public water supply system which are no longer under the sanitary control of the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official].

(3) Premises having internal cross connections that, in the judgment of the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] and/or the Cross Connection Control Device Inspector, are not correctable or intricate plumbing arrangements which make it impractical to determine whether or not cross connections exist. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(4) Premises where, because of security requirements or other prohibitions or restrictions, it is impossible or impractical to make a complete cross connection survey.

(5) Premises having a repeated history of cross connections being established or reestablished. (Ord. 97-O-13, 5-27-1997)

(c) An approved backflow prevention device shall be installed on all connections to the public water supply as described in the Plumbing Code, 77 Illinois administrative code part 890. In addition, an approved backflow prevention device shall be installed on each service line to a consumer's water system serving, but not necessarily limited to, the following types of facilities, unless the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] determines that no actual or potential hazard to the public water supply system exists: (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(1) Hospitals, mortuaries, clinics, nursing homes.

(2) Laboratories.

(3) Piers, docks, waterfront facilities.



- (4) Sewage treatment plants, sewage pumping stations or storm water pumping stations.
- (5) Food or beverage processing plants.
- (6) Chemical plants.
- (7) Metal plating industries.
- (8) Petroleum processing or storage plants.
- (9) Radioactive material processing plants or nuclear reactors.
- (10) Car washes.
- (11) Pesticide, herbicide or extermination plants and trucks.
- (12) Farm service and fertilizer plants and trucks.

#### 10. Type Of Protection Required:

(a) The type of protection required under subsections (D)9(b)(1), (D)9(b)(2) and (D)9(b)(3) of this section shall depend on the degree of hazard which exists as follows:

(1) An approved fixed proper air gap separation shall be installed where the public water supply system may be contaminated with substances that could cause a severe health hazard.

(2) An approved fixed proper air gap separation or an approved reduced pressure principle backflow prevention assembly shall be installed where the public water supply system may be contaminated with a substance that could cause a system or health hazard.

(3) An approved fixed proper air gap separation or an approved reduced pressure principle backflow prevention assembly or a double check valve assembly shall be installed where the public water supply system may be polluted with substances that could cause a pollution hazard not dangerous to health.

(b) The type of protection required under subsections (D)9(b)(4) and (D)9(b)(5) of this section shall be an approved fixed proper air gap separation or an approved reduced pressure principle backflow prevention device.

(c) Where a public water supply or an auxiliary water supply is used for a fire protection system, reduced pressure principle backflow preventers shall be installed on fire safety systems connected to the public water supply when:

(1) The fire safety system contains antifreeze, fire retardant or other chemicals.

(2) Water is pumped into the system from another source.

(3) Water flows by gravity from a nonpotable source; or water can be pumped into the fire safety system from any other source.

(4) There is a connection whereby another source can be introduced into the fire safety system.

(d) All other fire safety systems connected to the potable water supply shall be protected by a double check valve assembly on metered service lines and a double detector check valve assembly on unmetered service lines.

#### 11. Backflow Prevention Devices:

(a) All backflow prevention devices or methods required by these rules and regulations shall be approved by the Research Foundation for Cross Connection Control of the University of Southern California, American Water Works Association, American Society of Sanitary Engineering, American National Standards Institute or certified by the National Sanitation Foundation to be in compliance with applicable industry specifications.

(b) Installation of approved devices shall be made in accordance with the manufacturer's instructions. Maintenance as recommended by the manufacturer of the device shall be performed. The manufacturer's maintenance manual shall be available on site at all times. (Ord. 97-O-13, 5-27-1997)

12. Notification of Violation: The ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] shall notify the owner, or authorized agent of the owner, of the building or premises in which there is found a violation of this section. The ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] shall set a reasonable time period, based on the level of hazard to health, for the owner to have the violation removed or corrected. Upon failure of the owner to have the defect corrected by the end of the specified time interval, the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] may, if in his judgment an imminent health hazard exists, cause the water service to the building or premises to be terminated, and/or recommend such additional fines or penalties to be invoked as herein may be provided.



13. Fines: The owner, or authorized agent of the owner responsible for maintenance of the plumbing systems in the building, who knowingly permits a violation to remain uncorrected after the expiration of time set by the ~~Director of Municipal Services~~ [Village Administrator / Superintendent of Public Works / Building Official] shall, upon conviction thereof by the court, be required to pay a fine as otherwise provided for in this code. (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)

# of Times the Following Terms are Indicated in this Section:

Director of Municipal Services: 0

Community Development: 0

Village Administrator: 0

Building Official: 0

Public Works: 0

Manager: 0

Planner: 0

#### **4-2-25: WATER WELL CODE ADOPTED:**

(A) Code Adopted: There is hereby adopted by reference as if fully set out herein those certain codes known as the:

[1] Illinois Water Well Construction Code, 2013, prepared and published by the Illinois Department of Public Health. 415 ILCS 30/ Part 920: Illinois Water Well Construction Code, Nov 2013 (Ord. HHS-O-0027-16, 8-9-2016; Ord. of 6-12-2018)

[2] Illinois Water Well Pump Installation Code, 2012 edition, prepared and published by the Illinois Department of Public Health. 415 ILCS 35/ Part 925: Illinois Water Well Pump Installation Code, 1998 (Ord. HHS-O-0027-16, 8-9-2016; Ord. of 6-12-2018)

[3] DuPage County Private, Semi Private & Non-Community Water Supply Ordinance, 2005 edition, prepared and published by the DuPage County Health Department. (Ord. HHS-O-0027-16, 8-9-2016; Ord. of 6-12-2018)

~~At least three (3) copies of these codes have been on file for a period of more than thirty (30) days prior to the adoption of this section and now are on file in the office of the Village Clerk.~~ **[All online now, no hard copies]**

(B) Applicability: These codes shall govern the construction, installation, alteration or repair of private wells and private water supply systems in the village. It shall be unlawful for any person to construct, install, alter or repair or cause to be constructed, installed, altered or repaired any private well or private water supply system in the village in violation of or without complying with these rules and regulations. Upon application for any permit for a private well or private water supply system, the applicant shall show evidence that he has obtained all necessary permits as required by The Illinois Department Of Public Health, DuPage County Health Department and all other government agencies exercising jurisdiction over the improvement. (Ord. 97-O-13, 5-27-1997)

#### **4-2-26: PRIVATE SEWAGE DISPOSAL CODE ADOPTED:**

- (A) Code Adopted: There is hereby adopted by reference as if fully set out herein that certain code known as the DuPage County Health Department Private Sewage Disposal Ordinance, February 2006, prepared and published by the DuPage County Health Department. At least three (3) copies of this code have been on file for a period of more than thirty (30) days prior to the adoption of this section and now are on file in the office of the village clerk. (Ord. HHS-O-0028-16, 8-9-2016; Ord. of 6-12-2018)
- (B) Applicability: This code shall govern the construction, installation, alteration and repair of private septic tanks, private sink drains, private grease traps or private sewerage disposal systems in the village and it shall be unlawful for any person to construct, install, alter or repair, or cause to be constructed, installed, altered or repaired any private septic tanks, private sink drains, private grease traps or private sewerage disposal systems in the village in violation or without complying with these rules and regulations. Upon application for any permit for private septic tanks, private sink drains, private grease traps or private sewerage disposal systems, the applicant shall show evidence that he has obtained all necessary permits as required by the Illinois department of public health, DuPage County Health Department and all other governmental agencies exercising jurisdiction over the improvement. (Ord. 97-O-13, 5-27-1997)

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Website used to gain information above is on the next page

#### **1. DUPAGE COUNTY HEALTH DEPARTMENT**

**Section (DuPage County Health Department Private Sewage Disposal Ordinance) above:**

[https://library.municode.com/il/dupage\\_county/codes/code\\_of\\_ordinances?nodeId=CH18HE\\_ARTIII\\_PRSEDI](https://library.municode.com/il/dupage_county/codes/code_of_ordinances?nodeId=CH18HE_ARTIII_PRSEDI)

#### **4-2-27: ELECTRICAL CODE ADOPTED:**

(A) Code Adopted: There is hereby adopted by reference as if fully set out herein that certain code known as the National Electrical Code (NEC), 2017 edition (NFPA 70-2017) as sponsored and published by the National Fire Protection Association and approved by the American National Standards Institute, together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which has been on file for a period of more than thirty (30) days prior to the adoption of this and now is on file in the office of the village clerk. Any reference in the NEC 2017 edition (NFPA 70-2017) to the "Authority Having Jurisdiction" shall mean the Building Official.

(B) Amendments: The following additions, insertions, deletions and changes are hereby made to the National Electrical Code: (Ord. 97-O-13, 5-27-1997)

1. Article 210.6(C) 277 Volts to Ground. Delete in its entirety and in lieu thereof substitute the following new Article 210.6(C):

Article 210.6(C) 277 Volts to Ground. Circuits exceeding one hundred and twenty volts (120V), nominal, between conductors and not exceeding two hundred and seventy-seven volts (277V), nominal, to ground shall be permitted to supply the following:

- (1) Listed electric-discharge luminaires (lighting fixtures);
- (2) Listed incandescent luminaires (lighting fixtures), where supplied at one hundred and twenty volts (120V) or less from the output of a step-down autotransformer that is an integral component of the luminaire (fixture) and the outer shell terminal is electrically connected to a grounded conductor of the branch circuit;
- (3) Luminaires (lighting fixtures) equipped with mogul-base screw shell lampholders;
- (4) Lampholders, other than screw shell type, applied within their voltage ratings;
- (5) Auxiliary equipment of electric-discharge lamps; and
- (6) Cord-and-plug-connected or permanently connected utilization equipment.

In no case shall such light fixtures be mounted less than eight feet (8') above finished floor. Such circuits shall be switched at a panel board, using Type SWD breakers, or at a low-voltage relay switch.

2. Article 210.8 Ground-Fault Circuit Interrupter Protection for Personnel. Amend by adding the following new Article 210.8(F):

Article 210.8(F) All Other Areas. Ground-fault circuit-interrupter protection for personnel shall be installed on all 125-volt, single-phase, 15- and 20-ampere receptacles installed in areas where, in the opinion of the Building Official, or his agent, a potential ground-fault hazard may exist.

conductors shall be encased in rigid metal conduit or intermediate metal conduit."

9. Article 310.106(A) Minimum Size of Conductors. Delete in its entirety and in lieu thereof substitute with the following new Article 310.106(A):

Article 310.106(A) Minimum Size of Conductors. The minimum size of conductors shall be as shown in Table 310.106(A), except as permitted elsewhere in this code. In no case shall the size of conductors covered or under the classification of commercial or industrial applications be no less than no. 12 copper conductor.

10. Article 310.106(B) Conductor Material. Delete in its entirety and in lieu thereof substitute with the following new Article 310.106(B):

Article 310.106(B) Conductor Material. Conductors in this code shall be composed of copper only.

11. Article 320 Armored Cable; Type AC. Delete in its entirety.

12. Article 324, Flat Conductor Cable; Type FCC. Delete in its entirety

13. Article 326, Integrated Gas Spacer Cable. Type IGS: Delete in its entirety

14. Article 330.10 Uses Permitted. Delete in its entirety and in lieu thereof substitute with the following new Article 330.10:

Article 330.10 Uses Permitted. Type MC Cable shall be permitted only as prefabricated lengths for lighting control and signal circuits within dry interior locations. Such prefabricated lengths shall not be field altered.

15. Article 334 Nonmetallic-Sheathed Cable. Types NM, NMC, and NMS: Delete in its entirety.

16. Article 338, Service-Entrance Cable. Types SE and USE: Delete in its entirety.

17. Article 340 Underground Feeder and Branch-Circuit Cable. Type UF: Delete in its entirety

18. Article 352.10 Uses Permitted. Delete sub-articles (A), (C), (E), (F) and (H) in their entirety.

19. Article 353.10 Uses Permitted. Delete in its entirety and in lieu thereof substitute with the following new Article 353.10:

Article 353.10 Uses Permitted. HDPE conduit shall be permitted to be used solely in conjunction with directional boring equipment.

27. Article 398 Open Wiring on Insulators. Delete in its entirety

28. Article 406.4 General Installation Requirements. Delete the second sentence in its entirety and in lieu thereof substitute with the following new sentence:

...“General installation requirements shall be in accordance with 406.4(A) through (G).”

29. Article 406.4 General Installation Requirements. Amend by adding the following new Article 406.4(G):

Article 406.4(G) Terminating Wires. Wires shall terminate on the respective screw terminals. The use of stab-lock connections or terminations is prohibited.

30. Article 410.36(B) Suspended Ceilings. Delete in its entirety and in lieu thereof substitute with the following new Article 410.36(B):

Article 410.36(B) Means of Support. Lighting fixtures installed in or above a suspended type ceiling shall be supported from at least two side or opposite corners to the main structure of the building.

31. Article 410.44 Methods of Grounding. Delete in its entirety and in lieu thereof substitute with the following new Article 410.44:

Article 410.44 Methods of Grounding. Fixtures and equipment shall be considered grounded where mechanically connected to an equipment grounding conductor as specified in Article 250.118 and sized in accordance with Article 250.122. Each new parking lot, drive lane, and street lighting pole shall be grounded by a separate grounding rod as well as an approved grounding conductor which shall originate in the electrical panelboard that supplies the power for the lighting pole. The grounding rods shall be a minimum of ten feet (10') in length and five-eighths inch (5/8") in diameter. All fixtures must be able to be serviced without dismantling the fixture hanging equipment.

32. Article 605.4 Wireways. Amend by adding the following new Article 605.4(A):

Article 605.4(A) Non-Metallic Wireways. Portable office partitions, such as cubicles, remountable wall systems, modular offices, etc., with non-metallic wireways shall be wired with flexible metal conduit between outlets. Partitions are to be wired to the permanent power source and approved by the Building Official or Electric Inspector. The wiring of portable office partitions shall be subject to the review of the Building Official and shall conform to all other conditions as listed in Article 605.

13. Where new construction or alteration work involves electrical work of any type, the construction plans shall include a complete electrical plan that contains, where applicable, all the following information and details necessary for a complete review, including but not limited to, the following:

- (a) Size and voltage of existing service.
- (b) A panel schedule for all electrical panels affected by the proposed work. Panel schedule shall include, in part, the size of all overcurrent protection devices, and the connected load in wattage (va) for each branch circuit.
- (c) A one-line diagram of the electrical service and service equipment identifying the locations and sizes of all overcurrent protection devices, the size and type of all service entrance and feeder conduit and conductors and complete details on the service grounding system including the types of all grounding electrodes and the size and type of all grounding electrode conductors.
- (d) Location of service entrance equipment, panel boards and cabinets
- (e) Size and type of conductor and conduit.
- (f) Size, type and location of outlets.
- (g) Location of major appliances and equipment.
- (h) An equipment schedule identifying all major equipment, appliances, motors, etc. and their electrical specifications and ratings.
- (i) A lighting schedule indentifying all proposed light fixtures including exit signs and emergency lights and their electrical specifications and ratings.
- (j) Locations of all exit signs and emergency lights.
- (k) All other documents and information required by the Building Official.

14. All plans must be reviewed and Approved by the Village of Willowbrook Building Official.

15. All installations must be Approved by the Building Official in the field prior to occupancy or use.

16. Every electrical panel shall contain a permanently affixed panel circuitry directory card identifying all circuits.

17. An approved nonferrous metal tag shall be attached to the grounding electrode clamp giving warning against its removal.



24. Exterior Illuminated Signs: Each exterior illuminated sign shall have a disconnect on or within the immediate vicinity of the sign.
25. Work Without Benefit of a Permit: When work requiring a Permit has been started prior to the Issuance of such Permit, the Permit Fee shall be double the amount of the standard Permit Fee. However, in no instance shall the fee for a Permit issued under these circumstances exceed the standard Permit Fee by an amount in excess of: (Ord. 97-O-13, 5-27-1997; amd. Ord. 05-O-32, 11-14-2005)
- (a) Residential districts: Two hundred dollars (\$200.00).
  - (b) Nonresidential districts: Five hundred dollars (\$500.00)

#### **4-2-28: FIRE PREVENTION CODE ADOPTED:**

- (A) Code Adopted: There is hereby adopted by reference as if fully set out herein, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2018 International Fire Code, Second Printing as prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which has been on file for a period of more than thirty (30) days prior to the adoption of this section and now is on file in the office of the Village Clerk.
- (B) Amendments: The following additions, insertions, deletions and changes are hereby made to the 2018 International Fire Code, Second Printing:

1. Section 101.1 Title. Amend by deleting the words and punctuation marks, "[Name of Jurisdiction]" and insert the words "The Village of Willowbrook."
2. Section 102.4 Application of building code. Delete in its entirety and in lieu thereof substitute with the following new Section 102.4:

Section 102.4 Application of building code. The design and construction of new structures, as well as repairs, alterations and additions to existing structures, shall comply with the International Building Code as amended by the Village of Willowbrook. Where corresponding sections of the International Fire Code have been modified or amended within the International Building Code, the most strict application shall apply. These sections include, but are not limited to, modifications or amendments to the requirements for fire suppression systems, fire alarm systems and means of egress.

3. Section 102.10 Conflicting provisions. Delete in its entirety and in lieu thereof substitute with the following new Section 102.9:

Section 102.10 Conflicting provisions. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between a corresponding requirement in the International Fire Code and the International Building Code, the most strict application shall apply.

4. SECTION 102 APPLICABILITY. Amend by adding the following new Section 102.13:

Section 102.13 Provisions With Respect To Certain Use Group "U" Structures:

Notwithstanding any language contained in the following referenced sections to the contrary, all use group "U" structures which exceed

the members of the Plan Commission then holding office shall constitute a quorum.

Section 108.3 Board actions. All actions of the Board must have the concurrence of a majority of those members then holding office. Action on an appeal brought before the Board may be taken by a written vote of a majority of the members upon each voting member certifying that he has read and considered the transcript of the hearing proceedings held by the Board in his absence.

Section 108.4 Procedure. The rules of procedure during a hearing on an appeal shall be similar to the procedures for zoning appeals as adopted by the Plan Commission. In any event, all evidence that is relevant and material and of probative value shall be admitted. Hearsay evidence alone shall not support any decision of the Board.

Section 108.5 Board recommendation. Recommendation to the corporate authorities from the Board shall be made within such time as may be set by the chairman, but, in any event, not later than thirty (30) days after receipt of the transcript of proceedings.

Section 108.6 Powers of the Board: The Board of Appeals shall have the following powers:

- a. To make fact findings and to review fact findings of the Village, provided that fact findings of the Village shall be presumed to be correct until rebutted by a clear preponderance of the evidence to the contrary.

- b. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

Section 108.7 Board Review: Within thirty (30) days of the receipt of the recommendations of the Board of Appeals, the corporate authorities shall grant or deny the time extension or variation, or refer the matter back to the Board of Appeals for further consideration. If the Board of Appeals favorably recommends the granting of a time extension or variation, that time extension or variation may be granted by resolution by a majority vote of the corporate authorities. If the Board of Appeals does not favorably recommend the granting of a time extension or variation, that time extension or variation may be granted only by favorable vote of two-thirds (2/3) of the corporate authorities. The corporate authorities shall not grant a time extension

... In all cases the fire apparatus access road shall be designed to accommodate vehicles weighing a minimum of 80,000 pounds.

11. Section 503.3 Markings. Delete this section in its entirety and in lieu thereof substitute the following new Section 503.3.

Section 503.3 Markings. Approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

12. Section 506 KEY BOXES. Amend by adding the following new Section 506.3:

Section 506.3 Alarms. At the request of the owner or lessee, the Building Official shall permit him to install a key box tamper switch connected to the building's alarm system. If the owner or lessee chooses to connect the key box to an alarm, then they shall comply with the following requirements.

- a. If the building is protected by a burglar alarm system, the key box shall be connected to that system.
- b. If the building is not protected by a burglar alarm system, the key box may be connected to the fire alarm providing the connection is on the trouble side signaling an alarm. Connection to the fire alarm requires the key box to be zoned separately from any fire detection and noted on the fire alarm annunciator panel as KEY BOX.

13. Section 507.5.1 Where required. Delete this section in its entirety and in lieu thereof substitute the following new Section 507.5.1:

Section 507.5.1 Where required. Fire hydrants shall be installed in accordance with the following:

- a. Fire hydrants shall be located along public streets, fire lanes, or access routes so that no portion of the building perimeter will be over two hundred fifty feet (250') from a public fire hydrant. Where this is not possible, hydrants shall be placed along the access route at such locations as approved by the Fire Protection District and the Director of Municipal Services.
- b. In apartments, town houses, condominiums, town/row or cluster housing areas where streets or parking lots dead end, hydrants shall be placed along the access route at such locations as

3. Where the Group A fire area is located on a floor other than a level of exit discharge serving such occupancies.

16. Section 903.2.1.1 Group A-1. Delete in its entirety.
17. Section 903.2.1.2 Group A-2. Delete in its entirety.
18. Section 903.2.1.3 Group A-3. Delete in its entirety.
19. Section 903.2.1.4 Group A-4. Delete in its entirety.
20. Section 903.2.1.5 Group A-5. Delete in its entirety.
21. Section 903.2.2 Group B. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.2:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy of 2,000 square feet or greater.

22. Section 903.2.3 Group E. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.3:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a Group E occupancy.

23. Section 903.2.4 Group F-1. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.4:

Section 903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy of 2,000 square feet or greater.

24. Section 903.2.4.1 Woodworking operations. Delete in its entirety.
25. Section 903.2.5.1 General. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.5.1:

Section 903.2.5.1 General. An automatic sprinkler system shall be provided throughout all buildings containing a Group H occupancy.

26. Section 903.2.7 Group M. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.7:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy of 2,000 square feet or greater or where a Group M occupancy is used for the display and sale of upholstered furniture.

27. Section 903.2.9 Group S-1. Delete in its entirety and in lieu thereof substitute with the following new Section 903.2.9:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy

- c) Where automatic sprinklers provide protection to an area, approved flow and tamper switches interconnected to the fire alarm system shall be provided.

33. Section 907.2.8.2 Automatic smoke detection system. Amend by adding the following new Sections 907.2.8.2.1 and 907.2.8.2.2:

Section 907.2.8.2.1. Heat detectors. Heat detectors shall be provided on every floor and in all generally unattended areas such as storage rooms, garages, elevator shafts, laundry rooms, furnace rooms, basements, attic spaces, crawl spaces and similar areas. At least one (1) shall be provided in each living unit near the bedrooms. "Rate of Rise" type heat detectors are not permitted in this application.

Section 907.2.8.2.2. Detectors within Mean of Egress components. Smoke detectors shall be provided in all stairways, exit access hallways and exit passageways.

34. Section 907.7.1 Wiring. Delete this section in its entirety and in lieu thereof substitute the following new Section 907.7.1:

Section 907.7.1 Wiring. Wiring shall comply with the requirements of the National Electrical Code and NFPA 72. Wireless protection systems utilizing radio-frequency transmitting devices shall comply with the special requirements for supervision of low-power wireless systems in NFPA 72.

All fire alarm wiring shall be installed in conduit on all construction except in accessible ceiling areas and in open areas more than eight foot (8') above the adjacent finished floor where the threat of physical damage does not exist. The installation methods shall allow for easy removal and replacement of each device.

35. Section 907.7.3 Zones. Delete this section in its entirety and in lieu thereof substitute the following new Section 907.7.3:

Section 907.7.3 Zones. Each floor shall be zoned separately and a zone shall not exceed 15,000 square feet. The length of any zone shall not exceed 225 feet in any direction.

Exception: Unlimited area buildings shall be permitted to exceed fifteen thousand (15,000) square feet per zone. However in all cases, automatic sprinkler system zones shall not exceed the area permitted by NFPA 13.

(C) Enforcement and Delegation of Duties:

1. This fire prevention code shall be enforced by the Director of Municipal Services of the Village of Willowbrook.
2. The Director of Municipal Services may delegate the review of all plans submitted in compliance with the terms of this chapter, as well as the inspection of any required construction or improvement, to fire inspectors employed or appointed by any appropriate Fire Department or Fire Protection District. He may further request that such fire inspector give written approval of any plan required under the terms of this chapter.

(D) Prohibited or Restricted Storage or Manufacturing:

1. Notwithstanding any provisions of the International Fire Code or any other code, rule or regulation incorporated herein to the contrary, the storage of explosives and blasting agents and the manufacture and/or storage of fireworks is expressly prohibited.
2. The storage of flammable or combustible liquids in outside, aboveground tanks is also expressly prohibited except that storage of flammable or combustible liquids shall be permitted in outside, aboveground tanks provided such tank has a maximum capacity of two thousand one hundred (2,100) gallons and complies with all of the requirements set forth in Chapter 34 of this code.
3. The bulk storage of liquefied petroleum gas shall be permitted subject to the restrictions contained in Chapter 38 of the International Fire Code and shall further not be located near populated areas or congested commercial areas. The bulk storage of liquefied petroleum gas provided for herein shall be permitted only upon written approval of the Director of Municipal Services of the Village of Willowbrook.

(E) Regulations Governing Construction of High Rise Buildings: Notwithstanding any provisions of this fire prevention code to the contrary, no construction, modification, alteration or improvement of any building or structure, whether multi-family, office, industrial or commercial, in excess of the lesser of three (3) stories or thirty feet (30') in height, measured from surrounding grade, shall be commenced until the plans and specifications for such construction, modification, alteration or improvement have been approved by the director of municipal services as being in compliance with the following requirements:

1. Water: All plans submitted hereunder shall provide for and depict the location, placement and type of fire hydrants, fire department connections to the standpipe system and sprinkler system. Each such hydrant shall have one 4 1/2-inch and two (2) 2 1/2-inch fire department connections with national standard threads (NST).
  - a) Each such building or structure shall have standpipes of a minimum diameter of four inch (4") and maximum of six inch (6") conforming to National Fire Protection Association No. 14 Standpipe Class 1,



override all elevator call devices. No elevator call device shall be sensitive to heat, water, light or smoke.

- (F) Modifications: The Director of Municipal Services of the Village of Willowbrook shall have the power to grant relief from or approve substitutions to any of the provisions of this fire prevention code, or any rule or regulation incorporated therein, upon written application of any affected owner, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided that the intent of the code shall be observed, public safety secured and substantial justice done. The particulars of such modifications, when granted or allowed, and the decision of the Director of Municipal Services thereon shall be entered upon the records of the department and a signed copy furnished to the applicants. If and when questions arise pertaining to the intent of any fire prevention and/or life safety requirement, the current NFPA standards shall be referred to as accepted engineering practices.
- (G) Application Of Provisions: Except as provided elsewhere in this code, any existing building and/or structure shall be brought into compliance with all applicable provisions of this code in the following situations:
1. If the structure or building is increased in floor area or in height, the entire structure or building shall be made to conform with the requirements of this code.
  2. If any portion is changed in occupancy, that portion separated by approved fire rated construction shall be made to conform with the requirements of this code.
  3. If any portion is altered or remodeled in a dollar amount in excess of thirty five percent (35%) of the fair market value of the building or structure before the alteration or remodeling, the entire building structure shall be made to conform to the requirements of this code.
  4. If a building or structure is damaged by fire or other cause in excess of thirty five percent (35%) of the fair market value before the damage occurred, the entire structure or building (exclusive of foundation) shall meet the requirements of the code.