

Chapter 7

BUILDINGS

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Section 7.100.ART. Article I. IN GENERAL

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.101. Creation of Enforcement Agency.

The Department of Community Development is hereby created and the official in charge thereof shall be known as the building official.

(Ord. 5077, Added, 10/06/2009)

Section 7.102. Limitation of liability of Village employees.

The building official or any other Village employee charged with the enforcement of the Codes, acting in good faith and without malice for the Village in the discharge of his/her duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his/her duties. Any suit brought against the building official or other Village employee, because of such act or omission performed by him in the enforcement of any provisions of the Codes, shall be defended by the Village Attorney until final termination of the proceedings. (Ord. No. 1281, § 5; Ord. No. 1586, § 8.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s))

Section 7.103. Rights, suits, etc., under prior ordinances preserved.

Nothing in this chapter or in the Codes shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired or

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affected by this Chapter. (Ord. No. 1281, § 12; Ord. No. 1586, § 8.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.104. Definitions.

For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this chapter:

Applicant. The person applying for a permit.

Board. The Building Board of Appeals.

Building official. The Director of Community Development of the Village or his/her designee.

Code official. The Director of Community Development of the Village or his/her designee.

Codes. the Building Code, Residential Code, Life Safety Code, Property Maintenance Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Electrical Code and Plumbing Code, as adopted and amended by the Village.

Council. The Village Council of the Village of Downers Grove.

Decorative facing. A finished exterior surface on a structure other than unfinished concrete block. Painted concrete block shall be considered unfinished. Provided, fluted, split faced and pre-stained concrete block, shall be permitted as a decorative facing.

Director. The Director of Community Development of the Village of Downers Grove.

Department of Building Safety and/or Department of Community Development. The Village of Downers Grove Community Development Department.

Jurisdiction. The Village of Downers Grove.

Legal counsel, legal officer, or legal representative. The Village Attorney for the Village of Downers Grove.

Neighboring structure, proposed structure or property. A structure, proposed structure or property that is part of a zoning lot contiguous to the same street or intersecting street and within two hundred fifty feet as measured perpendicular to and along that street or streets.

Remodeling. Any material change to the exterior structure or appearance of a structure.

Structure. Any building, accessory building, tower or sign on a zoning lot of the Village.

Work Area. The area established on plans or elsewhere in the construction documents defining the limits of the construction within a building, tenant space or site. Construction activities include alterations and additions of structural, electrical, life safety, plumbing, HVAC, roof assemblies and similar activities. Work Area will typically be the square footage established by drawing a polygonal shape around the area where physical work must occur. For the purposes of calculating fees, Work Area shall not include those areas within a building, tenant space or site where no construction work is occurring and any locations where the work is incidental to the primary work area. Such fees shall not be charged in areas where finished surfaces are opened for the sole purpose of installing and/or upgrading the fire detection and/or suppression systems. The Work Area shall be determined by the Community Development Director.

Zoning lot. A lot or combination of lots improved with a structure as defined in the Zoning Ordinance of the Village.

(Ord. No. 1281, § 8; Ord. No. 1586, § 8; Ord. No. 2143, § 3; Ord. No. 2544, § 2.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); Ord. 4801, Amended, 08/01/2006; Ord. 4661, Amended, 04/05/2005; 4213, Amended, 08/15/2000)

Section 7.200.ART. Article 2. BUILDING OFFICIAL

(Ord. 5077, Added, 10/06/2009)

Section 7.201. Building Official - Appointment.

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The Village Manager shall appoint the building official who shall serve from time to time at the pleasure of the Village Manager. (Ord. No. 1281, § 2; Ord. No. 2261, § 26.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.202. Building Official.

For purposes of this Chapter, the term "building official" shall refer to the Director of Community Development of the Village or his/her designee. (Ord. No. 2544, § 1.)
(Ord. 5077, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); Ord. 4801, Amended, 08/01/2006; 4213, Amended, 08/15/2000)

Section 7.203. Building Official - Qualifications.

To be eligible to appointment, a candidate for the position of building official shall have had experience as an architect, structural engineer, building inspector or superintendent of building construction. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process or device entering into or used in or in connection with building construction, alterations, removal or demolition. (Ord. No. 1281, § 3.)
(Ord. 5077, Renumbered, 10/06/2009; 3662, Amended, 08/01/1994)

Section 7.204. Building Official - Duties.

(A) General.

The building official shall devote his/her whole time to the duties of his/her office. He shall receive applications required by the Building Code, review construction documents, issue permits and furnish the prescribed certificates. He shall examine premises for which permits have been issued and shall make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. He shall enforce all provisions of the Building Code. He shall, when requested by proper authority or when the public interest so requires, make investigations in connection with matters referred to in the Building Code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction or to require adequate exit facilities in buildings and structures, he shall issue such notices or orders as may be necessary.

(B) Inspections.

Inspections required under the provisions of the Building Code shall be made by the building official or his/her duly appointed assistant. The building official may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. The building official may engage expert opinions to report on unusual technical issues, subject to approval by the Village Manager or Village Council as the case may be. No certificate called for by any provision of the Building Code shall be issued on such reports unless the same are in writing and certified to by a responsible officer of such service.

(C) Records.

The building official shall keep comprehensive records of applications, of permits issued, of fees received, of certificates issued, of inspections made, of reports rendered and of notices or orders issued. Such records shall be retained for the period required by law.

All such records shall be open to public inspection for good and sufficient reasons at the stated office hours of the office of the building official, but shall not be removed from the office of the building official without his/her written consent.

(D) Reports.

The building official shall make written reports to his/her immediate superior, once each month, or more often if requested, including statements of permits and certificates issued and orders promulgated.

(E) Interpretations.

The building official shall have the authority to render interpretations of these Codes and to adopt

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policies and procedures to clarify the application of its provisions, which shall be in compliance with the intent of these Codes and which shall not have the effect of waiving requirements specifically provided herein.

(F) Identification.

The building official shall carry proper identification when inspecting structures or premises in the performances of duties under these Codes.

(Ord. No. 1281, § 4; Ord. No. 2261, § 27.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s))

Section 7.205. Building Official - Cooperation of other officials.

The building official may request and shall receive so far as may be necessary, in the discharge of his/her duties, the assistance and cooperation of other officials of the Village. (Ord. No. 1281, § 6.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s))

Section 7.206. Building Official - Right of entry.

To the extent permitted by law the building official and any appointed assistant, in the discharge of their official duties and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry. (Ord. No. 1281, § 7.)

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.300.ART. Article III. PERMITS

(Ord. 5077, Added, 10/06/2009)

Section 7.301. Permits Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Building Codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work conducted in violation of this section shall be subject to a fine in accordance with Article X of this Chapter.

(Ord. 5077, Added, 10/06/2009)

Section 7.302. Application for Permit.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Community Development for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required.
5. State the valuation of the proposed work.

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6. Be signed by the application or the applicant's authorized agent.
 7. Give such other date and information as required by the building official.
 8. Provide the property owners name and current address.
- (Ord. 5077, Added, 10/06/2009)

Section 7.303. Action on Application.

The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

(Ord. 5077, Added, 10/06/2009)

Section 7.304. Validity of Permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of the Village.

(Ord. 5077, Added, 10/06/2009)

Section 7.305. Expiration of permits.

a. All permits shall be valid for a period of one (1) year from the date of issuance with the exception of fence and demolition permits. Permits shall become invalid if the work authorized thereby is suspended or abandoned for a period of thirty (30) days after the work is commenced. All extensions of permit time shall be calculated at twenty-five percent (25%) of the original total permit fee and shall extend the life of the permit for a six (6) month period. Extensions shall be requested in writing with justifiable cause demonstrated. Fence and demolition permits shall be valid for six (6) months from the date of issuance.

b. No fees shall be refunded when a permit has lapsed after work is started. When a permit is revoked at the request of the applicant prior to lapsing due to time limits, and no work has been done, all but a basic fee to cover costs incurred by the building department and the plan review fee may be refunded. (Ord. No. 1791, § 1; Ord. No. 2857, § 5.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4801, Amended, 08/01/2006; 4213, Amended, 08/15/2000; 4186, Amended, 04/04/2000)

Section 7.306. Hours for work under permits.

No work authorized by a permit required by the Codes that causes any noise or vibration detectable without the aid of any device or instrument at or beyond the lot line of the lot to which the permit relates shall be performed in accordance with the noise regulations as set forth in Section 15-5.1. (Ord. No. 1791, § 2.)

(Ord. 5077, Renumbered, 10/06/2009)

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Section 7.307. Placement of Permit.

Evidence of a building permit issued by the Village of Downers Grove shall be conspicuously displayed on the site of the work until completion of the project.

(Ord. 5153, Amended, 10/05/2010; Ord. 5077, Added, 10/06/2009)

Section 7.308. Suspension or Revocation of Permit.

The building official is authorized to suspend or revoke a permit issued under the provisions of the Codes wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information or in violation of any ordinance, regulation or any provision of the Codes.

(Ord. 5077, Added, 10/06/2009)

Section 7.309. Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned one hundred eighty (180) days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

(Ord. 5635, Add, 08/12/2017)

Section 7.400.ART. Article IV. CONSTRUCTION DOCUMENTS

(Ord. 5077, Added, 10/06/2009)

Section 7.401. Construction Documents.

Construction documents, statement of special inspections and other data shall be submitted in two (2) or more sets with each permit application. The construction documents shall be prepared by an Illinois licensed architect or structural engineer. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Codes and relevant laws, ordinances, rules and regulations, as determined by the building official.

(Ord. 5077, Added, 10/06/2009)

Section 7.402. Site Plan.

The construction documents prepared by an Illinois licensed design professional and submitted with the application or permit shall be accompanied by a site plan and a plat of survey showing the site and location of new construction and existing structures on the site and distances from the lot lines. The site plan shall also include the following information:

1. Any structures, or portions thereof, to be demolished;
2. Any items as indicated by Section 26.73 of the Municipal Code.

(Ord. 5077, Added, 10/06/2009)

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Section 7.403. Examination of Documents.

The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examination, whether the work indicated and described is in accordance with the requirements of the Codes and other pertinent laws or ordinances.

(Ord. 5077, Added, 10/06/2009)

Section 7.404. Approval of Construction Documents.

When the building official issues a permit, the construction documents shall be approved in writing or by stamp. One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

(Ord. 5077, Added, 10/06/2009)

Section 7.405. Phased Approval.

The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the Codes. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

(Ord. 5077, Added, 10/06/2009)

Section 7.406. Amended Construction Documents.

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

(Ord. 5077, Added, 10/06/2009)

Section 7.500.ART. Article V. STOP WORK ORDER

(Ord. 5077, Added, 10/06/2009)

Section 7.501. Authority.

Whenever the building official finds any work regulated by the Codes being performed in a manner either contrary to the provisions of the Codes or dangerous or unsafe, the building official is authorized to issue a stop work order.

(Ord. 5077, Added, 10/06/2009)

Section 7.502. Issuance.

The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under

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which the cited work will be permitted to resume.
(Ord. 5077, Added, 10/06/2009)

Section 7.503. Unlawful Continuance.

A violation or unsafe condition, shall be subject to penalties as prescribed this ordinance.
(Ord. 5077, Added, 10/06/2009)

Section 7.600.ART. Article VI. INSPECTIONS

(Ord. 5077, Added, 10/06/2009)

Section 7.601. General.

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
(Ord. 5077, Added, 10/06/2009)

Section 7.602. Inspections Prior to the Commencement of Work.

For projects involving excavation, site or foundation work in excess of six hundred (600) square feet, an inspection of the pre-construction site conditions shall be required to determine compliance with the Village of Downers Grove Construction Site Management Ordinance, Article XVIII of this Chapter, prior to the commencement of construction activities on the site.
(Ord. 5077, Added, 10/06/2009)

Section 7.603. Approval Required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the required inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portions shall not be covered or concealed until authorized by the building official.
(Ord. 5077, Added, 10/06/2009)

Section 7.604. Certificates of inspection--Required.

Upon the completion of the construction in or on any building or structure, it shall be the duty of the person doing the work to request an inspection by the Community Development Department. If such construction conforms to the requirements of this Chapter, a written certificate of satisfactory inspection shall be issued. One (1) copy of the certificate shall be delivered to the person which is to furnish electrical service, and one (1) copy shall be retained in the Village files. The certificate of inspection shall contain the date of such inspection, the location or address of the construction by street number or lot number, the name of the person actually completing the work, and the name of the person for whom the construction work was performed.

Each job for which a permit is issued shall be entitled to one (1) rough inspection and one (1) final

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inspection and each business or multiple family dwelling which is licensed by the Village of Downers Grove shall be entitled to one (1) inspection and one (1) re-inspection per license period.

(Ord. 5077, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4213, Enacted, 08/15/2000)

Section 7.700.ART. Article VII. CERTIFICATES OF OCCUPANCY

(Ord. 5077, Added, 10/06/2009)

Section 7.701. Use and Occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certification of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

(Ord. 5077, Added, 10/06/2009)

Section 7.702. Certificate Issued.

After the building official inspects the building and finds no violations of the provisions of the Codes or other laws that are enforced by the Community Development Department, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the Codes under which permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 28 of the Downers Grove Municipal Code.
9. The type of construction.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

(Ord. 5077, Added, 10/06/2009)

Section 7.703. Temporary Occupancy.

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely.

The building official shall set an expiration date for the temporary certificate of occupancy.

(Ord. 5077, Added, 10/06/2009)

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Section 7.704. Revocation.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy issued under the provisions of the Codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the Codes.

(Ord. 5077, Added, 10/06/2009)

Section 7.800.ART. Article VIII. FEES

(Ord. 5077, Added, 10/06/2009)

Section 7.801. Payment of Fees.

A permit or any amendment thereto and/or a certificate of occupancy shall not be valid or released until all fees have been paid.

(Ord. 5077, Added, 10/06/2009)

Section 7.802. Permit Fee.

Upon application for any permit required by the Codes, or any amendment thereto, the applicant shall pay a permit fee to the Village collector in accordance with the provisions of this section; any amendment to a permit shall not be approved until additional fees, if any, due to the need for a reexamination of plans shall have been paid.

No fees shall be refunded once a permit has been issued. (Ord. No. 1586, § 5; Ord. No. 2584, § 5; Ord. 3336, § 2; Ord. No. 3378, § 1.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; 4213, Amended, 08/15/2000)

Section 7.803. Inspection and permit fees.

No permit as required by the Code shall be issued until all fees have been paid to the Village, nor shall an amendment to a permit be approved until the additional fees, if any, due to an increase in the estimated size of the building structure shall have been paid. Fees shall be calculated based upon the Work Area.

The following fees are hereby imposed in the amount as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule":

1. Permit Fees:

- a. Demolition Permit
- b. New Constructing Permit for Accessory Buildings, Residential or Non-Residential Associated Buildings
- c. Permit for Residential or Non-Residential Additional, Alterations and Repairs
- d. Heating and Mechanical Ventilation Systems
- e. Canopy Awning or Alteration
- f. Deck Permit
- g. Swimming Pool/Hot Tub Permit
- h. Other work requiring permit (i.e. roof repair/replacement, concrete work, commercial equipment, structural repairs, etc.)

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2. Inspection Fees:

- a. Inspection, General
- b. Elevators, Escalators, Lifts, Hoists, Dumbwaiters, Conveyors Inspection. After initial inspection such shall be required to have maintenance inspections conducted twice per year.

3. Other:

- a. In addition to any demolition fee, there shall be an administrative fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" assessed for required signage 7-1801(k).
- b. Water for Construction or Demolition:
Temporary construction or demolition water shall be paid for at the rate established in Chapter 25.29 of the Downers Grove Municipal Code.
- c. Plumbing fixtures. Fees for inspection of plumbing fixtures installed shall be governed by the provisions of Chapter 16.
- d. Permits for sewer and drain connections. Fees for inspection of sewer and drain connections shall be governed by the provisions of Chapter 16.
- e. Fees for permit to erect a new sign or to repair an existing sign shall be governed by provisions of Section 28.9.080B of the Comprehensive Zoning Ordinance of the Village, passed and approved April 19, 1965, as amended. (Ord. No. 1281, § 10; Ord. No. 1586, § 4; Ord. No. 2913, § 2; Ord. No. 3336, § 1.)

(5392, Amended, 06/15/2014, Updates due to Zon Ord re-write; Ord. 5138, Amended, 05/18/2010; Ord. 5132, Amended, 04/20/2010; Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4979, Amended, 06/03/2008; Ord. 4801, Amended, 08/01/2006; Ord. 4698, Amended, 07/19/2005; Ord. 4684, Amended, 06/07/2005; Ord. 4533, Amended, 09/16/2003; Ord. 4493, Amended, 04/01/2003; 4417, Amended, 06/04/2002; 4385, Amended, 03/05/2002; 4213, Amended, 05/15/2000; 4101, Amended, 02/08/1999; 3885, Amended, 09/30/1996)

Section 7.804. Re-Inspection Fee.

The fee for additional re-inspections made necessary due to failure to correct violations discovered during the initial inspections shall be as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" per re-inspection.

(Ord. 5138, Amended, 05/18/2010; Ord. 5077, Added, 10/06/2009)

Section 7.805. Occupancy permit fee.

The following certificates shall be subject to fees as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule":

Certificate

- a. Original certificate of occupancy
- b. Certificate of Ordinance Compliance
- c. Temporary certificate of occupancy for each dwelling, business, commercial or manufacturing use of a section or part of a building which is to be occupied prior to completion of the entire building which shall be good for no more than one hundred twenty (120) days.

(Ord. No. 3336, § 3; Ord. No. 3378, § 2.)

(Ord. 5138, Amended, 05/18/2010; Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); 4801, Amended, 08/01/2006, "code services" to "community development"; 4213, Amended, 08/15/2000)

Section 7.900.ART. Article IX. BUILDING BOARD OF APPEALS

(Ord. 5077, Added, 10/06/2009)

Section 7.901. Created.

(A) Appointment.

There is hereby established in the Village a board to be called the Building Board of Appeals, consisting of seven members who are qualified by experience and training to pass upon matters pertaining to building construction and who shall be appointed by the Village Manager, subject to the approval of the Village Council. Members shall hold office for their designated terms and until their successors have been appointed. The Village Manager shall designate one of the members to serve as chairman. Members shall consist of the following: an architect, a structural engineer, and an engineer or contractor with experience in each of the following fields - fire protection, electrical, plumbing, mechanical or general contracting.

(B) Term of office.

The Village Manager shall appoint seven members for staggered terms of three years. Vacancies shall be filled for an unexpired term in the manner in which the original appointments are required to be made. Continued absence of any member from regular meetings of the board shall, at the discretion of the Village Manager, render any such member liable to immediate removal from office by the Village Manager.

(C) Affirmative votes.

In varying the application of any provision of these Codes or in modifying an order of the building official, affirmative votes of four members shall be required. No member of the board shall vote upon any question in which he, or any corporation in which he is a shareholder, or is otherwise interested.

(D) Meetings and records.

Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. All hearings before the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such facts, and shall also keep records of its examinations and other official action. Such minutes and such records shall be public records.

(E) Procedure.

The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of this Code.

(F) Appeals.

a. Any person aggrieved or the head of any agency of the municipality may take an appeal to the Board of Appeals from any decision of the building official.

b. An appeal may be taken within thirty days from the date of the decision appealed, by filing with the building official and with the Board of Appeals a notice of appeal, specifying the grounds thereof, except that in the case of a building or structure which in the opinion of the building official, is unsafe or dangerous, the building official may in his/her order limit the time for such appeal to a shorter period. The building official shall forthwith transmit to the Board of Appeals all the papers upon which the action appealed from was taken.

(G) Modifications and variations by the Board of Appeals.

a. The Board of Appeals, when so appealed to and after a public hearing, may vary the application of any provision of these Codes to any particular case when, in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of these Codes or public interest, or when, in its opinion, the interpretation of the building official should be modified or reversed.

b. A decision of the Board of Appeals to vary the application of any provision of these Codes, or to modify an order of the building official, shall specify in what manner such variation or modification is made, the conditions upon which it is made, and the reasons therefor.

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(H) Decisions of the Board of Appeals.

a. The Board of Appeals shall in every case reach a decision without unreasonable or unnecessary delay. Every decision of the Board of Appeals shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed in the office of the building official and shall be open to public inspection. A certified copy shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the building official for two (2) weeks after filing.

b. If a decision of the Board of Appeals reverses or modifies a refusal, order, or disallowance of the building official, or varies the application of any provision of these Codes, the building official shall take action immediately in accordance with such decision.

(I) Appeals from decisions of the Board of Appeals.

A person aggrieved by a decision of said board, whether previously a party to the proceeding or not, may, within fifteen (15) days after the filing of the decision in the office of the building official, appeal to the appropriate court to correct errors of law in such decisions.

(Ord. 5077, Added, 10/06/2009)

Section 7.1000.ART. Article. X. PENALTIES

(Ord. 5077, Added, 10/06/2009)

Section 7.1001. Penalties.

Violation penalties.

A person who shall violate a provision of the Codes or fails to comply therewith or with any of the requirements thereof, or who shall erect, construct, add to or alter, move or demolish, or has erected, constructed, added to or altered, moved or demolished a building or structure or portion thereof, in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, shall be guilty of a petty offense; also the owner of a building or structure, or portion thereof, or of the premises where anything in violation of the Codes shall be placed or shall exist, and an architect, engineer, builder, contractor, agent, person or corporation employed in connection therewith and who assisted in the commission of such violation. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any provision of the Codes is committed or continued and upon conviction of such violation each such person shall be punished as provided in Section 1-15 of the Downers Grove Municipal Code.

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting an appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, addition, alteration, conversion, removal, demolition, maintenance or use or to restrain, correct or abate a violation, or to prevent the occupancy of a building or structure or portion thereof, or of the premises, or to prevent an illegal act, conduct, business or use in or about any premises. (Ord. No. 1281, § 11; Ord. No. 1586, § 8; Ord. No. 2209, §§ 2,3; Ord. No. 2584, § 4; Ord. No. 2857, § 4.)

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.1002. Notice of Violation.

The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of these Codes, or in violation of a permit or certificate issued under the provisions of these Codes. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

(Ord. 5077, Added, 10/06/2009)

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Section 7.1003. Fines.

One hundred percent (100%) of a permit fee shall be added if work is started without a permit in accordance with Section 1.16 of the Downers Grove Municipal Code.

(Ord. 5077, Added, 10/06/2009)

Section 7.1100.ART. Article XI. INTERNATIONAL BUILDING CODE

(Ord. 5628, Amended, 08/12/2017; Ord. 5077, Added, 10/06/2009)

Section 7.1101. 2015 International Building Code Adoption

The International Code Council International Building Code, as promulgated by International Code Council ("ICC"), being particularly the 2015 edition thereof, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said Building Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Building Code" or the "Building Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village. (Ord. No. 1281, § 1; Ord. No. 1586, § 1; Ord. No. 2143, § 2; Ord. No. 2584, § 2; Ord. No. 2857, § 2; Ord. No. 3184, § 2; Ord. No. 3391, § 2.)

(Ord. 5628, Amended, 08/12/2017; Ord. 5076, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4661, Amended, 04/05/2005; 4213, Amended, 08/15/2000; 3940, Amended, 06/09/1997; 3662, Amended, 05/01/1994)

Section 7.1102. International Building Code - Amendments.

The deletions from and modifications and amendments to the 2015 International Building Code as referred to in this Article are the following:

CHAPTER 1

Section 101.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

101.1 Title. These regulations shall be known as the Building Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 101.4.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

101.4.3 Plumbing. The provisions of the State of Illinois Plumbing Code, as adopted and amended by the Village, shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water sewage system and all aspects of a medical gas system. The provisions of the Village of Downers Grove Municipal Code shall apply to private sewage disposal systems.

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Section 101.4.7 is amended by deleting the same in its entirety.

Section 102 is amended by deleting the same in its entirety and addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 102.6 is amended by deleting "the International Existing Building Code".

Section 103 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 104.1 through Section 104.8.1 are amended by deleting the same in their entirety and addressed in Chapter 7 Article II of the Downers Grove Municipal Code.

Section 104.9.1 is amended by deleting the first sentence.

Section 104.10 is amended by deleting the same in its entirety.

Section 105.1.1 is amended by deleting the same in its entirety.

Section 105.1.2 is amended by deleting the same in its entirety.

Section 105.2 is amended by deleting building conditions 1 through 13 in their entirety and by substituting in lieu thereof the following:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool, storage sheds, and similar uses with a floor area not exceeding one hundred (100) square feet.
2. Retaining walls that are not over three (3) feet in height measured from grade to the top of the wall.
3. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
4. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.

Section 105.3 through Section 105.7 are amended by deleting the same in their entirety and addressed in Chapter 7 Article III of the Downers Grove Municipal Code.

Section 106.1 through Section 106.5 are amended by deleting the same in their entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

Section 109.1 through Section 109.6 are amended by deleting the same in their entirety and addressed in Chapter 7, Article VII of the Downers Grove Municipal Code.

Section 110.1 through Section 110.2 are amended by deleting the same in their entirety and addressed in Chapter 7, Article VI of the Downers Grove Municipal Code.

Section 110.3.8 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

110.3.8 Other Inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the

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provisions of this code and other laws that are enforced by the Village. Additional inspections may include, but are not limited to, the following as applicable to the project:

1. Foundation and draitile prior to backfill.
2. Underground and rough utilities
3. Plumbing stack test
4. Insulation
5. Electrical services prior to activation
6. Rough ceilings
7. All fire and life safety systems as required by the code official.

Section 111 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VII of the Downers Grove Municipal Code.

Section 113 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 114 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 116 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

116 Unsafe structures and equipment. The provisions of the International Property Maintenance Code as adopted and amended by the Village shall apply.

CHAPTER 2

Section 202 is amended as follows:

202 Definitions.

The definition for **HIGH-RISE BUILDING** is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

HIGH-RISE BUILDING. A building with an occupied floor located more than fifty-five (55) feet above the lowest level of Fire Department vehicle access as measured from grade to the floor elevation of the top occupied floor.

CHAPTER 4

Section 403.3 is amended by deleting the exceptions thereto in their entirety.

Section 403.5.3.1 shall be amended by deleting the same in its entirety and by substituting in lieu thereof the following:

403.5.3.1 Stairway communications system. See Section 907.2.12.3 for requirements.

Section 403.5.4 shall be amended by deleting the same in its entirety and by substituting in lieu thereof the following:

403.5.4 Smokeproof exit enclosures. Every required stairway serving floors more than fifty-five (55) feet above the lowest level of Fire Department vehicle access measured from grade to the floor elevation of the top occupied floor shall comply with Sections 909.20 and 1023.11.

Section 406.7.2 shall be amended by deleting the first paragraph in its entirety and by substituting in lieu thereof the following:

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406.7.2 Canopies. Canopies under which fuels are dispensed shall have a clear, unobstructed height of not less than thirteen (13) feet six (6) inches to the lowest projecting element in the vehicle drive-through area. Canopy structures and their supports over pumps shall be of noncombustible materials. Plastic facing material shall comply with the following:

All exceptions shall remain, however, Exception #1 shall be deleted in its entirety.

CHAPTER 5

Table 504.3 is amended as follows:

1. Type V-A and V-B is not permitted for all use groups governed by this code in all zoning districts. Exception: Restoration or remodeling for existing non-conforming structures of type V-A, V-B shall be permitted when the project area does not exceed thirty-five percent (35%) of the total building square footage.

Table 504.4 is amended as follows:

1. Type V-A and V-B is not permitted for all use groups governed by this code in all zoning districts. Exception: Restoration or remodeling for existing non-conforming structures of Type V-A and V-B shall be permitted when the project area does not exceed thirty-five percent (35%) of the total building square footage.

Table 506.2 is amended as follows:

1. Type V-A and V-B is not permitted for all use groups governed by this code in all zoning districts. Exception: Restoration or remodeling for existing non-conforming structures of Type V-A and V-B shall be permitted when the project area does not exceed thirty-five percent (35%) of the total building square footage.

Section 507.3 is amended by deleting the same in its entirety.

Section 507.4 Exception #2 is deleted in its entirety.

CHAPTER 6

Table 601 is hereby amended to read as follows:

Table 601 Fire-Resistance Rating Requirements for Building Elements (hours).

See Table 504.3, 504.4 and 506.2, as amended, for construction type restrictions.

Table 602 is hereby amended to read as follows:

Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance.

See Table 604.3, 504.4 and 506.2, as amended, for construction type restrictions.

Section 602.5 Type V. is amended by adding:

Type V-A and V-B is not permitted for all use groups governed by this code in all zoning districts. Exception: Restoration or remodeling for existing non-conforming structures of Type V-A, V-B shall be permitted when the project area does not exceed thirty-five percent (35%) of the total building square footage.

CHAPTER 9

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Section 901.6 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

901.6 Supervisory Service.

All fire protection systems shall be supervised by a connection to the Village Operations Center in the manner specified by Section 17.58 of the Municipal Code. All alarm and detection services shall transmit alarm, supervisory, and trouble signals.

Section 901.6.2 is amended by deleting Exception #1 and Exception #2 in their entirety.

Section 901.9 is hereby added as follows:

901.9 NFPA Standard editions. The following NFPA standards editions including all appendices and hereby adopted:

- NFPA 13, the most current edition
- NFPA 13-D, the most current edition
- NFPA 13-R, the most current edition
- NFPA 14, the most current edition
- NFPA 20, the most current edition
- NFPA 25, the most current edition
- NFPA 96, the most current edition
- NFPA 30B, the most current edition
- NFPA 72, the most current edition
- NFPA 2001, the most current edition

Section 903.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

903.2 Where Required. Automatic sprinkler systems shall be installed and maintained in full operating condition, as specified in this code, in all buildings and structures, including open parking structures which have a total area in excess of the applicable square footage listed in Table 903.

TABLE 903

Total area square footages above which installation of automatic sprinkler systems is required:

<u>Use Group</u>	Types of Construction				
	Type 1A, 1B	Type 2A, 2B	Type 3A, 3B	Type 4	Type 5A, 5B
A-1 Assembly, theaters	0	0	0	0	Not Permitted
A-2 Assembly, nightclubs and similar uses	0	0	0	0	Not Permitted
A-3 Assembly (lecture halls, recreation centers, terminals, restaurants other than night clubs)	0	0	0	0	Not Permitted
A-4 Assembly, churches	0	0	0	0	Not Permitted
A-5 Assembly	0	0	0	0	Not Permitted
B Business	0	0	0	0	Not Permitted
E Educational	0	0	0	0	Not Permitted
F-1 Factory and industrial, moderate	0	0	0	0	Not Permitted

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F-2 Factory and industrial, low	0	0	0	0	Not Permitted
H-1 High hazard, detonation hazards	0	0	0	0	Not Permitted
H-2 High hazard, deflagration hazards	0	0	0	0	Not Permitted
H-3 High hazard, physical hazards	0	0	0	0	Not Permitted
H-4 High hazard, health hazards	0	0	0	0	Not Permitted
I-1 Institutional, residential care	0	0	0	0	Not Permitted
I-2 Institutional, incapacitated	0	0	0	0	Not Permitted
I-3 Institutional, restrained	0	0	0	0	Not Permitted
I-4 Institutional,	0	0	0	0	Not Permitted
M Merchandise	0	0	0	0	Not Permitted
R-1, 2, 3, 4 (except detached one and two-family)	0	0	0	0	Not Permitted
S-1 Storage, moderate	0	0	0	0	Not Permitted
S-2 Storage, low	0	0	0	0	Not Permitted
U Utility, misc.	0	0	0	0	Not Permitted

Section 903.2.1 through Section 903.2.10.1 are hereby deleted in their entirety.

Section 903.2.11.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout every story and basement of all buildings in accordance with Table 903.

Section 903.2.11.1.2 is hereby deleted in its entirety.

Section 903.2.11.1.3 is hereby deleted in its entirety.

Section 903.2.11.3 is amended by deleting in its entirety.

Section 903.3 shall be deleted in its entirety and substituting in lieu thereof the following:

903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with Section 903.3.1 through Section 903.3.8. In addition, a check valve shall be provided in all sprinkler risers.

Section 903.3.1 is amended by adding the following at the end of the paragraph:

The use of XL thin-wall pipe is prohibited.

Section 903.3.1.1.1 is amended by deleting exempt locations #1, #3 and #4.

Section 903.3.1.2 is amended by deleting the first paragraph and substituting in lieu thereof the following:

Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings of Type I & Type II construction shall be permitted to be installed throughout in accordance with

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NFPA 13R.

Section 903.3.5.3. is amended by adding the following section:

903.3.5.3 Post Indication Valve Prohibited. The use of post indicator valves and wall post indicator valves is prohibited.

Section 903.4 is amended by deleting Exception #2 through Exception #5.

Section 905.3.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

905.3.1 Height. Class III standpipe systems shall be installed throughout buildings where any one of the following apply: (1) the building is three stories or more in height, measured from the lowest level of fire department vehicle access; (2) where the floor level of the highest story is located more than thirty (30) feet above the lowest level of fire department vehicle access; (3) where the floor level of the lowest story is located more than thirty (30) feet below the highest level of fire department vehicle access.

Section 905.4 is amended by deleting location #6.

Section 905.4 is further amended by adding the following:

7. The number of risers for multi-story buildings shall be such that all parts of every floor area can be reached by one hundred fifty (150) feet of hose connected to a riser outlet. Standpipe hose connections shall be required to be located in enclosed stairways at each level in multi-story buildings.

8. In all warehouse storage areas where storage exceeds twelve (12) feet in height, provide 2-1/2" fire hose valves with 1-1/2" reducer to a 1-1/2" connection. Locate the valves at each door entrance to the warehouse and /or storage area. Provide additional 2-1/2" fire hose valves throughout the space so that no portion of the warehouse/storage area is more than one hundred fifty (150) feet maximum travel distance to a fire hose valve.

Section 905.7.3 is amended by adding a new section as follows:

905.7.3 Hose connection within the cabinet. The hose connection shall be not more than 5 feet above the floor and consist of a 2 1/2" size, with valves and threads in conformance with Village standards.

Section 907.1.3.1 is hereby added as follows:

907.1.3.1 Addressable fire alarm systems. All new fire alarm systems shall be of the addressable type.

Section 907.2 is amended by adding the following at the end of the paragraph:

907.2 General Requirements for Manual and Automatic Fire Detection Systems in the Village. In all new buildings, additions, and buildings constructed under the 2015 International Building & Fire Codes, except in one- and two-family dwellings, a complete manual and automatic fire alarm detection system, connected to the Village's fire alarm board, shall be installed throughout the building in accordance with NFPA 72.

Exception: Fully sprinkled buildings. Fully sprinkled buildings shall have limited detection; the following locations shall have detection installed in all cases:

- (a) corridors
- (b) storage rooms seventy-five (75) square feet or more
- (c) copy rooms
- (d) top of stairways
- (e) boiler rooms
- (f) electrical rooms
- (g) open office areas nine hundred (900) square feet or more
- (h) elevator lobbies

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- (i) all mechanical rooms
- (j) above all fire alarm control units
- (k) under raised flooring
- (l) all other open areas and locations deemed necessary by the Fire Code Official
- (m) server/IT rooms seventy-five (75) square feet or more

Section 907.2.1 through Section 907.2.10 are amended by deleting the same in their entirety.

Section 907.6.6 is amended by adding the following section:

907.6.6.3 Connection to Village. All fire alarm systems shall be supervised by connection to the Village fire alarm receiving panel in the manner specified by the Municipal Code and shall transmit alarm, trouble, and supervisory signals. In lieu of connecting to the Village's alarm receiving panels as set forth above, any property within the municipal limits of Downers Grove which is under the jurisdiction of a fire protection district organized pursuant to state law shall instead connect to the alarm receiving panels of the fire protection district. Such alternative connection shall be according to the fire protection district's rules and regulations for connection. The Fire Code Official is authorized to require the installation of wireless fire alarm monitoring for existing installations as follows:

1. If a fire alarm panel needs replacement;
2. When phone lines have been disconnected or are causing nuisance alarms or monitoring outages.

Section 907.6.6 is amended by deleting Exception #1 and Exception #2.

Section 911.1.6 is amended by adding the following:

19. Handsets for any required communication system
20. A key box containing all building keys

Section 912.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

9.12.1 Installation. Fire Department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with all applicable requirements of the Municipal Code.

Section 912.1.1 is hereby added as follows:

912.1.1 Yard hydrants. A fire hydrant shall be located within one hundred (100) feet of the fire department connection on the fire protection water supply to the building. All locations are subject to review and approval by the code official for site specific conditions.

Section 912.1.1.1 is hereby added as follows:

912.1.1.1 Hydrant testing. Yard hydrants shall be tested annually and a report must be submitted to the Fire Department for review and approval.

Section 912.1.1.1.1 is hereby added as follows:

912.1.1.1.1 Stortz connections. A minimum of a five (5) inch STORTZ connection is required.

Section 913.6 is hereby added as follows:

913.6 Fire pump automatic operation. When a fire pump is installed, it shall operate automatically at all times by connection to an automatically switched emergency power generator sized per the requirements of the National Electrical Code.

Section 913.9 is hereby added as follows:

913.9 Fire pump test headers and valves. Where fire pumps are installed, an outside test header and an OS & Y control valve is required.

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Section 913.7 is hereby added as follows:

913.7 Fire rating for valve room and fire pump rom. All rooms containing sprinkler valve equipment and fire pumps shall be separated from adjoining spaces with a minimum of 2-hour rated assemblies.

Section 913.8 is hereby added as follows:

913.8 Access for valve room and fire pump room. A minimum of 2, 3 foot wide, 1-hour rated exterior doors and a minimum of 1, 3-foot wide, 1-hour rated interior door shall provide access to the valve and fire pump room.

CHAPTER 10

Section 1001.3 is amended by adding the words "and the International Property Maintenance Code, as amended and adopted by the Village", at the end of the sentence.

Section 1003.5 is amended by deleting the exceptions therein and substituting in lieu thereof the following:

Exceptions:

1. A single step with a maximum riser height of seven (7) inches is permitted at exterior doors not required to be accessible by the State of Illinois Accessibility Code.
2. Steps and stairs are permitted at locations as permitted by the State of Illinois Accessibility Code.

Section 1008.3.4 is amended by adding the following at the end of the section:

"Where emergency lighting is powered by a generator, a minimum of twenty percent (20%) of the emergency light fixtures shall be provided with battery back-up. In addition for multi-story buildings, battery powered units shall be provided in enclosed stairways at every other landing with no fewer than one (1) provided. "

Section 1009.1 is amended by adding at the end of the first sentence "and all applicable provisions of the State of Illinois Accessibility Code".

Section 1009.1 is further amended by deleting the exceptions.

Section 1009.2 is amended by deleting Condition #1 in its entirety and substituting in lieu thereof the following:

1. Accessible routes complying with the State of Illinois Accessibility Code.

Section 1009.2.1 is deleted in its entirety and substituting in lieu thereof the following:

1009.2.1 Elevators required. In buildings where a required accessible floor is above or below a level of exit discharge, an elevator shall be provided per the State of Illinois Accessibility Code.

Section 1009.2.1 is further amended by deleting the exceptions.

Section 1010.1.1 is amended by deleting Exception #2

CHAPTER 11

Chapter 11 is amended by deleting the same in its entirety; see State of Illinois Accessibility Code.

CHAPTER 15

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Section 1503.4.1 is amended by deleting the words "and Sections 1106 and 1108, as applicable, of the International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

CHAPTER 16

Section 1612.3 shall be deleted in its entirety and substituting in lieu thereof the following:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, local flooding data shall apply.

CHAPTER 17

Section 1705.3 is amended by deleting the exceptions.

Section 1705.4 is amended by deleting the exceptions.

CHAPTER 18

Section 1805.1 is amended by deleting the first paragraph in its entirety and substituting in lieu thereof the following:

1805.1 Where required. Walls or portions thereof that retain earth and enclose interior spaces and floor below grade shall be waterproofed and dampproofed in accordance with this section.

Section 1805.1.2.1 is hereby deleted in its entirety and substituting in lieu thereof the following:

11805.1.2.1 Flood hazard areas. For buildings and structures in flood hazard areas as established by local flooding data, the finished ground level of an under-floor space shall be determined by the provisions of the Municipal Code.

Section 1805.2.1 is hereby deleted in its entirety and substituting in lieu thereof the following:

1805.2.1 Floors. Dampproofing materials for floors shall be installed between the floor and the base course required by Section 1805.4.1.

Section 1807.4.3 is further amended by deleting the exception.

CHAPTER 23

Section 2303.1.2 shall be amended to add the following:

Floor/roof assemblies utilizing wood I-joists, or similar products, shall require a minimum 1-hour UL fire resistance rating design or equivalent.

Section 2303.4.1 shall be amended to add the following:

Floor/roof assemblies utilizing wood trusses shall require a minimum 1-hour UL fire resistance rating design or equivalent.

CHAPTER 29

Chapter 29 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

See the State of Illinois Plumbing Code as adopted and amended by the Village.

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CHAPTER 30

Section 3001.2 is hereby deleted in its entirety and substituting in lieu thereof the following:

3001.2 Referenced standards. The design, construction, installation, alteration, repair, and maintenance of elevators and conveying systems and their components shall conform to the State of Illinois Elevator Safety and Regulation Act and to the following state mandated elevator codes as determined by the office of the state fire marshal, division of elevator safety:

Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA, B44-10);

Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA-B44.7-07);

Guide for Inspection of Elevators, Escalators and Moving Walks (ASME A17.2-2010);

Safety Code for Existing Elevators and Escalators (ASME A17.3-2005) but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;

Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);

Standards for the Qualification of Elevator Inspectors (ASME QEI-1-2010);

Safety Requirements for Personnel Hoists and Employee Elevators (ANSI A10.4-2004);

Automated People Mover Standards (ASCE 21, Part 1-2005/2006, ASCE 21, Parts 2 through 4-2008).

Section 3001.3 is hereby deleted in its entirety and substituting in lieu thereof the following:

3001.3 Accessibility. Passenger elevators shall conform to the requirements of the State of Illinois Accessibility Code.

Section 3002.4 is amended by deleting the word "four or more stories above grade plane or four or more stories below grade plane" and by substituting in lieu thereof the following:

"three or more stories, including stories below grade"

CHAPTER 31

Section 3109.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3109.1 General. Swimming pools shall comply with the all applicable sections of this code, the Municipal Code and the State of Illinois Swimming Pool Code.

CHAPTER 32

Chapter 32 is amended by deleting the same in its entirety.

CHAPTER 33

Section 3305.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3305.1 Facilities required. Sanitary facilities shall be provided during construction, remodeling, or demolition activities in accordance with the Municipal Code and the State of Illinois Plumbing Code.

CHAPTER 35

Chapter 35 Referenced Standards is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"Current Illinois State Plumbing Code as adopted by the Village."

APPENDIX H

Section H 101.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

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H 101.1 General. For any provisions not covered by this code the provisions of Chapter 28, Article 9 of the Municipal Code shall apply.

Section H 101.2 is deleted in its entirety.

Section H 102 is deleted in its entirety.

Section H 106.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section H 106.2 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section H 108 through Section H 110 are deleted in their entirety.

Section H 112.1 is amended by deleting the following words from the first sentence:

"constructed entirely of metal or other noncombustible material and"

Section H 112.4 is deleted in its entirety.

Section H 114 is deleted in its entirety.

Section H 115 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

APPENDIX I

Section I101.1.1 is hereby added as follows:

I101.1.1 Construction Standards. Patio covers shall be constructed of materials and installations as approved by the provisions of this code.

(Ord. No. 1281, § 15; Ord. No. 1370, § 1; Ord. No. 1586, §§ 2, 3, 6; Ord. No. 1747, § 1; Ord. No. 1846, § 1; Ord. No. 2020, § 1; Ord. No. 2089, §§ 1, 2; Ord. No. 2116, § 2; Ord. No. 2122, § 1; Ord. No. 2143, § 4; Ord. No. 2151, §§ 1, 2; Ord. No. 2208, § 1; Ord. No. 2209, § 1; Ord. No. 2397, § 1; Ord. No. 2547, § 2; Ord. No. 2563, § 1; Ord. No. 2584, § 3; Ord. No. 2608, § 2; Ord. No. 2709, § 1; Ord. No. 2768, §1; Ord. No. 2857, § 3; Ord. No. 3118, § 2; Ord. No. 3184, § 3; Ord. No. 3193, § 1; Ord. No. 3391, § 3.)

(Ord. 5628, Amended, 08/12/2017; Ord. 5486, Amended, 12/01/2015; 5392, Amended, 06/15/2014, Updates due to Zon Ord re-write; Ord. 5305, Amended, 12/18/2012; Ord. 5271, Amended, 07/17/2012; Ord. 5076, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); 4801, Amended, 08/01/2006, "community service" to "community development"; Ord. 4661, Amended, 04/05/2005; Ord. 4533, Amended, 09/16/2003; Ord. 4517, Amended, 06/17/2003; 4149, Amended, 08/09/1999; 3940, Amended, 06/09/1997; 3615, Amended, 12/13/1995; 3792, Amended, 10/23/1995; 3662, Amended, 08/01/1994; 3627, Amended, 02/07/1994; 3432, Amended, 07/27/1992; 3495, Amended, 07/27/1992; 3469, Amended, 06/01/1992)

Section 7.1200.ART. Article XII. INTERNATIONAL RESIDENTIAL CODE

(Ord. 5627, Amended, 08/12/2017; Ord. 5077, Renumbered, 10/06/2009; 4453, Amended, 10/15/2002)

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Section 7.1201. 2015 International Residential Code - Adoption.

The 2015 International Residential Code, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of one- and two- family dwellings as defined therein. The same is adopted in its entirety, except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. At least one copy of said Code, including amendments thereto, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department.

(Ord. 5627, Amended, 08/12/2017; Ord. 5075, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4453, Amended, 10/15/2002; 4213, Amended, 08/15/2000; 3942, Amended, 06/09/1997; 3777, Amended, 09/05/1995; 3763, Amended, 07/24/1995; 3662, Amended, 08/01/1994)

Section 7.1202. International Residential Code - Amendments.

The deletions from and modifications and amendments to the 2015 International Residential Code are the following:

Section R101.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the Village of Downers Grove, and shall be cited as such and will be referred to herein as "this code".

Section R101.2 Scope is amended by deleting the phrase "Section P2904" in Exceptions #1 & #2 and substituting in lieu thereof "National Fire Code as adopted by the Village of Downers Grove".

Section 102.4.3. Illinois Plumbing Code is hereby added as follows:

Section 102.4.3. Illinois Plumbing Code. Whenever a reference is made to the International Plumbing Code, such reference shall be deemed to refer to the applicable section of the current Illinois State Plumbing Code, as adopted by the Village of Downers Grove.

Section R103 through Section R104 are amended by deleting the same in their entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section R105.1 is amended by deleting the same in its entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Subsection R105.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the Village

1. One-story detached accessory structures, provided the floor area does not exceed one hundred (100) square feet and is not more than ten (10) feet from the highest point on the roof to grade.
2. Retaining walls that are not more than three feet in height measured from grade to the top of the wall.
3. Painting, papering, tiling, carpeting, cabinets, counter tops, fixture and appliance replacements.
4. wings and other playground equipment.
5. Window awnings supported by an exterior wall and do not require additional support.
6. Windows that are the same size as the ones being replaced. Exception: Homes that have

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received historic designation by the Village Council.

7. Aluminum or vinyl siding replacement. Exception: Homes that have received historic designation by the Village Council.
8. Replacement water heaters, furnaces and air-conditioning units.
9. Re-roofing work involving the replacement of shingles only.

Section R105.3 through Section R105.3.1 are amended by deleting the same in their entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section R105.3.1.1 is deleted in its entirety

Section R105.3.2 through Section R105.9 are amended by deleting the same in their entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section R106 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

Section R108 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VIII of the Downers Grove Municipal Code.

Section R109.1.1 is amended by deleting the phrase "or equipment and special requirements for wood foundations"

Section R109.1.1.1 is hereby added as follows:

R109.1.1.1 Approval of a spot survey. A spot survey indicating the top of foundation elevation and the foundation distances to lot lines must be submitted and approved by the building official prior to the commencement of framing on the foundation.

Section R109.1.3 is amended by deleting the reference to Table R301.2(1) and substitute in lieu thereof the following:

"local flooding data"

Section R109.1.5 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R109.1.5 Types of inspections. In addition to the called inspections above, the building official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the building official. Additional inspections required include but are not limited to:

1. Pre-construction, site management inspection
2. Foundation and drain tile prior to backfill
3. Any and all underground utilities
4. Rough framing, electrical, mechanical, plumbing systems
5. Plumbing stack test with water from the highest fixture
6. Insulation with required fire blocking and draft stopping in place
7. New or upgraded electrical service installations prior to activation of service
8. Concrete pours prior to placement of concrete for all exterior and interior slabs on grade, basement and garage floors, stoops, steps, porches, deck piers.

Section R109.1.6.1 is hereby added as follows:

R109.6.1. Agency approvals. Approval from the Downers Grove Sanitary District will be required as applicable to the type of project.

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Section R110 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VII of the Downers Grove Municipal Code.

Section R112 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section R113 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section R114 is amended by deleting the same in its entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

Chapter 2

Section R202 is amended by adding the following definitions:

Section R202 Definitions.

FLOOD HAZARD AREA. An area as defined by local flooding data.

CHAPTER 3

Table R301.2(1) is hereby amended as follows:

Table R301.2(1)

Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design			Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effects	Wind Borne Debris Zone		Weathering	Frost Line Depth	Termite					
25 psf	115 mph ultimate design wind speed	No	No	A	Severe	42"	Moderate to Heavy	-4° F	Yes	Chapter 26 of the Downers Grove Municipal Code	1750	49.4 (Wheaton 3 SE)

Section R302.2 Townhouses is amended by deleting the phrase "Section P2904" in #1 & #2 and substituting in lieu thereof "National Fire Code as adopted by the Village of Downers Grove".

Section R302.5.1 is amended by adding the following to the end of the paragraph:

"...and self-latching device."

Section R302.5.2 is amended by adding the following to the end of the paragraph:

"...and shall be covered with a minimum of ½" gypsum board."

Section R302.14 is amended by deleting the phrase "Section N1102.4.5 of this code" and substituting in lieu thereof the following:

"International Energy Conservation Code as Adopted by the Village of Downers Grove."

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Section R303.1 Habitable Rooms Exception 1 is amended by adding the following to the end of the paragraph:

"...and the Illinois Amendments of the International Energy Conservation Code as adopted by the Village of Downers Grove."

Section R303.4 Mechanical Ventilation is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Section R303.4 Mechanical Ventilation. Mechanical ventilation shall be provided as identified in the Illinois Amendments of the International Energy Conservation Code as adopted by the Village of Downers Grove.

Section R305.1 Exception #5 is hereby added as follows:

R305.1 Exceptions:

4. Crawl spaces containing utilities requiring maintenance and servicing shall have a minimum clear height of thirty (30) inches from the slush coat to the bottom of the floor joists.

Section R302.5.1 is amended by adding the following to the end of the paragraph:

"The door shall be self closing and self latching."

Table R302.6 is amended as follows:

Deletion of all references of "1/2-inch" and substituting "5/8-inch Type X and deletion all references of "3 feet" and substituting "ten feet (10)".

Section R309.1.1 is hereby added as follows:

R309.1.1 Gas curb. The garage floor surface shall be a minimum of 6 inches below the adjacent top of foundation for the common walls with the living space. A six (6)-inch high by four (4)-inch wide concrete gas curb may be poured against the common walls in lieu of the six (6) inch difference in elevation. Exception: Existing garage slabs without a gas curb can be replaced without installing a new gas curb.

Section R313.1.1 Design and Installation is amended by deleting the phrase "Section P2904 or".

Section R313.2 and its subsections are amended by deleting the same in their entirety.

Section R314.4 is amended by deleting the exception.

Section R314.8. is hereby added as follows:

R314.8 Heat alarms. Heat alarms shall be installed in all new attached garages.

Section R314.8.1 is hereby added as follows:

R314.8.1 General. Heat alarms shall be UL Listed and comply with NFPA 72.

Section R314.8.2 is hereby added as follows:

R314.8.2 Interconnection of heat alarm. The alarm device shall be interconnected in such a manner that the actuation of any alarm device will activate all of the alarm devices in the individual dwelling unit and attached garage.

Section R314.8.3 is hereby added as follows:

R314.8.3 Power source. Heat alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than

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those required for overcurrent protection.

Section R317.1 Condition #1 shall be amended to add the following to the beginning of Condition #1:
"Structural members for all exterior decks and porches,"

Section R317.1 shall further be amended to delete Condition #2 and by substituting in lieu thereof the following:

2. All wood framing members that rest on concrete or masonry exterior foundation walls.

CHAPTER 4

Section R401.1 is amended to delete the last sentence of the first paragraph.

Section R401.1 is further amended to delete the exceptions.

Section R401.1 is further amended to delete the last paragraph of the section.

Section R401.2 is amended by deleting the words "wood and" from the last sentence.

Section R401.2.1 shall be added as follows:

R401.2.1 Weather-related construction methods. All concrete preparation, placement, and protection for footings, foundations, and flatwork with temperature conditions below freezing shall be in accordance with accepted industry standards and the protection provisions of ACI 318 when applicable.

Section R402.1 through Section R402.1.2 are deleted in their entirety.

Section R403.1 is amended by deleting the words "fully grouted masonry", "crushed stone footings" and "wood foundations".

Section R403.1.1 is amended by deleting the phrase "masonry footings"

Section R403.1.1 is further amended by deleting the last sentence of the section.

Figure R403.1(2) and Figure R 403.1(3) are deleted in their entirety.

Section R403.1.1.2 is added as follows:

R403.1.1.2 Open deck and gazebo piers. One-story wood deck structures without roofs, and free-standing gazebo type structures with roofs, shall be permitted to be constructed on concrete piers. The piers shall be spaced in accordance with proper structural design for the anticipated loading conditions. All wood supporting columns shall be anchored to the piers with galvanized post base anchors.

Section R403.1.1.3 is added as follows:

R403.1.1.3 Screen rooms and Three-season room foundations. Screen rooms and three-season rooms shall be supported on a minimum of an eight (8) inch wide continuous frost depth trench-type foundation. Alternate foundation designs shall be submitted by a State of Illinois licensed design professional. The submittal shall be sealed by the design professional of record.

Section R403.1.1.4 is added as follows:

R403.1.1.4 Exterior-stair foundations. When constructed of concrete, stone or masonry materials, the main entry stairs exceeding three (3) risers in height shall be supported on a minimum of a continuous perimeter trench type foundation 42" deep. All other exterior stairs shall be supported on a minimum of wing walls tied with reinforcing bars to the main foundation or 8" diameter concrete piers, 42" deep. Alternate foundation designs shall be submitted by a State of Illinois licensed design professional. The submittal shall be sealed by the design professional of record.

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Section R403.2, is amended by deleting the same in its entirety.

Section R403.3 is amended by deleting the same in its entirety.

Figure R403.3(1), (2) (3) and (4) are amended by deleting the same in their entirety.

Table R403.3(1) is amended by deleting the same in its entirety.

Section R403.3.1 through Section R403.3.3 are amended by deleting the same in their entirety.

Section R404.2 through Section R404.2.6, are amended by deleting the same in their entirety.

Section R404.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R404.3. Wood sill plates. Wood sill plates shall be a minimum of two (2)-inch by four (4)-inch nominal lumber. Sill plate anchorage shall be in accordance with Sections R403.1.6 and R602.11. Sill plates shall be of naturally durable or pressure-treated wood.

Section R405.2 through Section R405.2.3 are amended by deleting the same in their entirety.

Section R406.3 through Section R406.3.4 are amended by deleting the same in their entirety.

Section R408.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R408.3 Unvented crawl space. Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:

1. A two (2) inch minimum concrete slush coat floor slab is provided and one of the following is provided for the under-floor space.

1.1 Continuously operated mechanical exhaust ventilation at a rate equal to one (1) cfm for each fifty (50) square feet of crawlspace floor area, including an air pathway to an adjacent conditioned space, and perimeter walls insulated in accordance with the International Energy Conservation Code.

1.2 Conditioned air supply sized to deliver at a rate equal to one (1) cfm for each fifty (50) square feet of under-floor area, including a return air pathway to an adjacent conditioned space, and perimeter walls insulated in accordance with the International Energy Conservation Code.

Section R408.4 is amended to add the following at the end of the first paragraph:

"A minimum of thirty inch (30") vertical clearance is required for access requirements where mechanical equipment is located under floors."

CHAPTER 5

Section 506.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R506.1 General. Concrete slab-on-grade floors and exterior slabs shall be designed and constructed in accordance with the provisions of this section or ACI 332. Floors shall be a minimum of 4.0 inches thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be set forth in Section R402.2.

Exception: Crawl space floors shall consist of a minimum of 2 inches of concrete on a vapor

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retarder as specified in 506.2.3 on a base as specified in Section 506.2.2.

Section R506.2.3 is amended by deleting the Exception #1.

CHAPTER 6

Section R606.4.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R606.4.2 Support at foundation. Cavity wall or masonry veneer construction must be supported on a foundation wall of equal width of the wall system above. Alternate foundation designs shall be submitted by a State of Illinois licensed design professional. The submittal shall be sealed by the design professional of record.

CHAPTER 7

Section R702.3.2.1 is hereby added as follows:

R702.3.2.1 Concealment of framing. All framing of finished rooms, closets, storage areas, and under stairways shall have a minimum of one half (1/2) inch thick gypsum board applied.

Section R703.2 is amended by deleting the last sentence.

Section R703.5.2 is amended by adding at the end of the paragraph the following sentence:

"All panels shall contain an approved rated siding grade mark. All panels shall be decorative in appearance such as T1-11 siding."

Section R704 is hereby added as follows:

R704 Weather caulking. All exterior openings in the exterior weather protective membrane shall be caulked with an elastic, non-hardening and firmly adhering material, the intersections of all wood to masonry, or dissimilar materials shall be caulked.

CHAPTER 8

Section R801.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R801.3 Roof drainage. All dwellings and accessory buildings of four hundred (400) square feet or larger shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least five (5) feet from foundation walls, or to an approved drainage system, or in a manner as reviewed and approved by the building official.

CHAPTER 9

Section R903.4.1 Secondary (emergency overflow) drains or scuppers shall be modified to replace "Section 1106 and 1108 of the International Plumbing Code, as applicable" with "State of Illinois Plumbing Code as adopted and amended by the Village"

Section R903.4.2 is hereby added as follows:

R903.4.2 Gutters and downspouts.

1. Gutters and downspouts shall be installed on all dwelling units and accessory buildings that are four hundred (400) square feet or larger unless omission is specifically permitted by the building official.

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Section R908.7 is hereby added as follows:

R908.7 Ventilation. When re-covering or replacing an existing roof, the roof shall be ventilated in accordance with the requirements of Section R806.

CHAPTER 10

Section R1004.1.1 is hereby added as follows:

R1004.1.1 Insulated fire boxes. When a factory-built fireplace is installed on an outside wall, the frame cavity surrounding the firebox shall be insulated in the same manner as the adjacent wall areas. The product's rating for clearance to combustibles shall be maintained. A minimum of ½" gypsum board shall be installed over combustible materials extending from the bottom of the firebox to the firestop located above the appliance.

Section R1005.4.1 is hereby added as follows:

R1005.4.1 Chimney enclosures. Portions of the chimney which pass through habitable spaces or closets shall be enclosed in a drywall chase to avoid personal contact, contact with combustible material, and damage to the chimney.

Section R1005.4.2 is hereby added as follows:

R1005.4.2 Installation of firestops. Firestops shall be installed inside of the chase enclosing the factory-built chimney. The firestop device shall be as provided by the manufacturer for use with that specific chimney being installed. The firestops shall be placed at a minimum at the level of each ceiling that the chimney passes through or when located on an outside wall, at the points equivalent to each ceiling line. All installations shall meet the requirements of the manufacturer's installation guidelines.

Section R1005.4.3 is hereby added as follows:

R1005.4.3. Insulating of chase. When the enclosing fireplace chase is located on an outside wall or adjacent to an unheated area, it shall be insulated in the same manner as the adjacent walls up to the firestop. The insulation shall then be covered with 1/2 inch drywall.

Chapter 11 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

See the current International Energy Conservation Code as adopted and amended by the Village.

CHAPTERS 12 through 23 - Residential Mechanical

Section M1405.1, Section M1406.1, Section M1406.2, and Section M1407.1 are hereby amended to delete the phrase "Chapters 34 through 43 of this code" and by substituting in lieu thereof the following:

"the applicable provisions of the National Electrical Code as adopted and amended by the Village."

Section M1601.1.1 is amended by deleting Condition #7 and its subsections in their entirety and by substituting in lieu thereof the following:

7. Stud wall cavities and the spaces between solid floor joists shall not be used for air plenums serving habitable spaces. Supply and return air shall be conveyed in a ducted system.

Section M2004.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

M2004.1 General. Water heaters used to supply both potable hot water and hot water for space heating shall be installed in accordance with this chapter, the manufacturer's installation instructions, the Energy Conservation Code, the National Electrical Code, and the State of Illinois Plumbing Code as

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adopted and amended by the Village.

Chapter 44 Referenced Standards is amended by deleting "International Plumbing Code" and substituting in lieu thereof the following:

"Current Illinois Plumbing Code as adopted by the Village"

The following appendices are adopted by reference as amended:

APPENDIX F

AF101.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

AF101.1 General. This appendix contains requirements for new construction in accordance with the Radon Resistant Construction Act (420 ILCS 52/1, et. seq.)

AF102 is amended by deleting the same in its entirety.

AF103 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

AF103 REQUIREMENTS

AF103.1 General. The construction techniques intended to resist radon entry and prepare the building for post-construction radon mitigation shall be in accordance with 32 Ill. Admin. Code 422.150 "Mitigation Standard for New Residential Construction".

(Ord. 5627, Amended, 08/12/2017; Ord. 5555, Amended, 08/19/2016; Ord. 5373, Amended, 04/01/2014; Ord. 5289, Amended, 12/04/2012; Ord. 5262-scriv, Amended, 05/08/2012, Flood Plan-scrivners, change Ch26 references; Ord. 5075, Added, 10/06/2009)

Section 7.1300.ART. Article XIII. LIFE SAFETY CODE

(Ord. 5077, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1301. 2003 National Fire Protection Life Safety Code - Adopted.

The 2003 edition of the National Fire Protection Association's Life Safety Code (also known as NFPA 101) is hereby adopted in its entirety except for those provisions which are hereinafter deleted, modified, or amended. The aforementioned Code may be referred to as the "Life Safety Code" and is adopted for the purpose of protecting the public health, safety and welfare. The Life Safety Code establishes minimum standards of construction, protection and occupancy of buildings and other structures. Additionally, it minimizes the danger to life from fire, smoke, fumes and panic by specifying minimum requirements for number, size, and arrangement of exit facilities. Lastly, it regulates all other matters which are considered essential to life safety, and provides for the administration of the various provisions and regulations.

At least one copy of the Life Safety Code, including any amendments made to it, shall be filed in the office of the Village Clerk. (Ord. No. 1790, § 1; Ord. No. 2602, § 2; Ord. No. 3186, § 3.)

(Ord. 5084, Renumbered, 10/06/2009; Ord. 4575, Amended, 03/02/2004; 4147, Amended, 08/09/1999; 3724, Amended, 03/13/1995)

Section 7.1302. Definitions.

For the purposes of the Life Safety Code, the following words and phrases shall have the meanings respectively ascribed to them by this section:

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Authority having jurisdiction. The bureau of fire prevention of the Village. (Ord. No. 1790, § 1; Ord. No. 3186, § 4.)
(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1303. Life Safety Code - Amendments.

The amendments to the Life Safety Code referred to in this Article are the following:
None.

(Ord. No. 1790, § 1; Ord. No. 3186, § 5.)
(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1304. Applicability to Building Code.

If during the administration of the Life Safety Code the application of a provision or provisions of the Life Safety Code and a provision or provisions of the Building Code adopted by Chapter 7, Article XI will impose standards or requirements that are inconsistent in whole or in part, the provision or provisions of the code imposing the most stringent standards or requirements shall control. (Ord No. 1790, § 1; Ord. No. 3186, § 6; Ord. No. 3327, § 1.)

(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1305. Appeals.

Whenever the chief of the bureau of fire prevention shall disapprove an application for a modification or exception from the provisions of the Life Safety Code or shall refuse to grant a permit applied for or when it is claimed that the provisions of the Life Safety Code adopted by this article do not apply or that the true intent and meaning of such code has been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the chief of the bureau of fire prevention to the Building Board of Appeals established in Chapter 7, Article IX within thirty days from the date of the decision. (Ord. No. 1790, § 1; Ord. No. 3186, § 7.)

(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1306. Violations and penalties.

(a) Any Person who shall violate any of the provisions of the Life Safety Code adopted by this article or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of any specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken within thirty days or who shall fail to comply with such an order as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each such violation and noncompliance, be punishable as provided in Section 1-15. The imposition of a penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

(b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. (Ord. No. 1790, § 1; Ord. No. 3186, § 8.)

(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1400.ART. Article XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE

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(Ord. 5629, Amended, 08/12/2017; Ord. 5077, Renumbered, 10/06/2009)

Section 7.1401. 2015 International Property Maintenance Code--Adoption.

The 2015 International Property Maintenance Code is hereby adopted for the purpose of protecting the public health, safety and welfare, as hereinafter provided, by 1) establishing minimum standards for basic equipment and facilities for light, ventilation, space heating and sanitation; for space, use and location; for safe and sanitary maintenance; and 2) fixing the responsibilities of owners, operators and occupants; and 3) providing for administration, enforcement and penalties in connection therewith. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified, or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. Said Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Property Maintenance Code" or the "International Property Maintenance Code." At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village. (Ord. No. 2900, § 2.)

(Ord. 5629, Amended, 08/12/2017; Ord. 5078, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4442, Amended, 08/20/2002; 4213, Amended, 08/15/2000; 3732, Amended, 04/03/1995)

Section 7.1402. International Property Maintenance Code - Amendments.

The deletions from, modifications and amendments to the 2015 International Property Maintenance Code as referred to in this Article are as follows:

Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 102.3 shall be amended by deleting the words "International Existing Building Code", "International Plumbing Code", and "International Zoning Code".

Section 103 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 104 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 106 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 107 with the Exception of Section 107.5 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 108.3 is amended by deleting the following from the end of the first paragraph:

"in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2".

Section 110.2 shall be deleted in its entirety and by substituting in lieu thereof the following:

110.2 Notices and orders. All notices and orders shall comply with Chapter 7, Article X of the Downers Grove Municipal Code.

Section 110.4 shall be deleted in its entirety.

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Section 111 and subsequent subsections are amended by deleting the same in their entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 112 and subsequent subsections are amended by deleting the same in their entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

Section 112 shall be added as follows:

112 PRE-OCCUPANCY ORDINANCE COMPLIANCE APPROVAL

Section 112.1 shall be added as follows:

112.1 Inspection for ordinance compliance. An inspection for compliance with all applicable ordinances of the Village of Downers Grove shall be required for any structure, building, commercial tenant space, multi-family common area, property, or portion thereof prior to a change of occupancy associated with a sale, rental, exchange, conversion to condominium, or transfers of possession or control. This inspection is required for all occupancy classification with the exception of one and two-family dwellings.

Section 112.2 shall be added as follows:

112.2 Application. A certificate of ordinance compliance shall be applied for by the owner or tenant no more than one hundred and twenty days prior to the change of occupancy. Application shall be made to the code official upon forms prescribed by such official

Section 112.3 shall be added as follows:

112.3 Certificate of compliance. After it is determined by inspection that the structure complies with Village ordinances including, but not limited to, applicable provisions of this code, the Village of Downers Grove Zoning Code, NFPA Life Safety Code, and the International Fire Code a certificate of ordinance compliance shall be issued. If, upon said inspection, the structure does not comply with the applicable ordinances for the intended use of the space, the code official shall prepare an inspection report enumerating the violations the inspection has uncovered. All violations must then be corrected within a time frame as determined by the Director of Community Development.

Section 112.4 shall be added as follows:

112.4 Fees. All fees related to securing the certificate of ordinance compliance shall be as set forth in Chapter 7, Article VIII of the Downers Grove Municipal Code.

Section 201.3 shall be deleted in its entirety and by substituting in lieu thereof the following:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, National Electrical Code, State of Illinois Plumbing Code, International Fire Code, or International Mechanical Code, such terms shall have the meanings ascribed to them as stated in those codes.

Section 302.4 shall be amended for the first sentence to read as follows:

"All premises and exterior property including right-of-way areas shall be maintained free from weeds or plant growth in excess of ten (10) inches."

Section 302.4 shall be further amended by deleting the words:

"in accordance with Section 106.3 and"

Section 302.4.1 shall be added as follows:

302.4.1 Landscaping restrictions. All landscapes and plantings shall comply with the following requirements:

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1. Plant material must not pose a safety hazard for the general public at any time of the year as determined by the code official.
2. Planting areas must be properly managed and maintained free of weeds.
3. Ornamental grass and flower shall be cut down to a maximum height of not more than ten (10) inches prior to June 1st of each calendar year.
4. Plant material in the Village right-of-way shall be in compliance with Chapter 19 and 24 of the Village of Downers Grove Municipal Code and shall not create a hazard at or near roadway intersections.

Section 304.1.1 shall be amended by deleting the words "International Existing Building Code".

Section 304.14 shall be amended to include the following dates:

"from April 1st to November 1st"

Section 305.1.1 shall be amended by deleting the words "International Existing Building Code".

Section 307.1 is amended by deleting the exception.

Section 306.1.1 is amended by deleting the words "or the International Existing Building Code".

Section 602.2 shall be deleted in its entirety and by substituting in lieu thereof the following:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of sixty-eight (68) degrees in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Section 602.3 shall be amended by adding the following dates:

"from October 1st to May 15th"

Section 602.3 shall further be amended by deleting Exception #1 and #2.

Section 602.4 shall be amended by adding the following dates:

"from October 1st to May 15th"

Section 702.1 is amended by adding the words "and International Building Code".

Section 702.2 is amended by adding the words "and International Building Code".

Section 704.1 is amended by adding the words "and International Building Code".

Section 704.2 is amended by adding the words "and International Building Code".

Referenced Standards

Delete all references to the "International Plumbing Code and substitute in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Delete all references to the "International Zoning Code" and substitute in lieu thereof the following:

"Downers Grove Zoning Ordinance as adopted and amended by the Village"

Delete all references to the "International Existing Building Code"

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(Ord. No. 2900, § 2.)

(Ord. 5629, Amended, 08/12/2017; Ord. 5078, Renumbered, 10/06/2009; Ord. 4924, Amended, 11/06/2007; Ord. 4566, Amended, 01/20/2004; 4442, Amended, 08/20/2002; 4019, Amended, 09/30/1998; 3913, Amended, 01/06/1997; 3732, Amended, 04/03/1995)

Section 7.1403. Penalties.

The penalty provisions contained in Section 106.4 of the 2006 International Property Maintenance Code adopted by this Article are hereby deleted, and the provisions for penalties under such code shall be as follows:

PM-106.4 Penalty: Any person, firm or corporation who shall violate any provision of this Code shall, upon conviction thereof, be subject to a fine of not less than seventy-five dollars (\$75.00) and not more than seven hundred fifty dollars (\$750.00). Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. (Ord. No. 2900, § 2.)

(Ord. 5078, Renumbered, 10/06/2009; 4442, Amended, 08/20/2002; 3951, Amended, 06/30/1997; 3732, Amended, 04/03/1995)

Section 7.1500.ART. Article XV. INTERNATIONAL ENERGY CONSERVATION CODE

(Ord. 5289, Amended, 12/04/2012; Ord. 5077, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1501. Energy Conservation Code - Adopted.

The current International Energy Conservation Code (hereafter referred to as the IECC) mandated by the State of Illinois, and any amendment thereto, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said Energy Conservation Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Energy Conservation Code" or the "Energy Conservation Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village. (Ord. 5538, Amended, 05/17/2016; Ord. 5289, Amended, 12/04/2012; Ord. 5080, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4665, Add, 04/05/2005)

Section 7.1502. International Energy Conservation Code - Amendments.

The deletions from and modifications and amendments to the International Energy Conservation Code as referred in this Article are the following:

Section C101.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

C101.1 Title. This code shall be known as the International Energy Conservation Code of the Village of Downers Grove, and shall be cited as such. It is referred to herein as "this code."

Section C103.3.1 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

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Section C107 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VIII of the Downers Grove Municipal Code.

Section C108.4 is amended by deleting the same in its entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

Section C109 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section C201.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

C201.3 Terms defined in other codes. Terms that are not defined in this code but are defined in the International Building Code, the National Electrical Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, State of Illinois Plumbing Code, or the International Residential Code shall have the meanings ascribed to them in those codes.

Section R101.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

R101.1 Title. This code shall be known as the International Energy Conservation Code of the Village of Downers Grove, and shall be cited as such. It is referred to herein as “this code.”

Section R103.3.1 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

Section R107 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VIII of the Downers Grove Municipal Code.

Section R108.4 is amended by deleting the same in its entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

Section R109 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section R201.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

R201.3 Terms defined in other codes. Terms that are not defined in this code but are defined in the International Building Code, the National Electrical Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, State of Illinois Plumbing Code, or the International Residential Code shall have the meanings ascribed to them in those codes.

(Ord. 5538, Amended, 05/17/2016; Ord. 5289, Amended, 12/04/2012; Ord. 5080, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1600.ART. Article XVI. INTERNATIONAL FUEL GAS CODE

(Ord. 5631, Amended, 08/12/2017; Ord. 5077, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1601. 2015 International Fuel Gas Code - Adopted.

The International Code Council Fuel Gas Code, as promulgated by the International Code Council

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("ICC"), being particularly the 2015 edition thereof, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said Fuel Gas Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Fuel Gas Code" or the "Fuel Gas Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village.

(Ord. 5631, Amended, 08/12/2017; Ord. 5081, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4665, Add, 04/05/2005)

Section 7.1602. International Fuel Gas Code - Amendments.

The deletions from and modifications and amendments to the International Fuel Gas Code as referred in this Article are the following:

Section 101.1 is amended by deleting the same in its entirety and replacing in lieu thereof the following:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 102.5 is amended by deleting the same in its entirety.

Section 102.7 is amended by deleting the same in its entirety.

Section 102.8.3 Illinois Plumbing Code is hereby added as follows:

Section 102.8.3. Illinois Plumbing Code. Whenever a reference is made to the International Plumbing Code, such reference shall be deemed to refer to the applicable section of the current Illinois State Plumbing Code, as adopted by the Village of Downers Grove.

Section 103 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 104 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 106 with the Exception of Section 106.2 is amended by deleting the same in its entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section 108 with the Exception of Section 108.7 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 109 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 201.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the National Electrical Code, International Building Code, International Fire Code, International Mechanical Code, or the State of Illinois Plumbing Code, such terms shall have meanings ascribed to

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them as in those codes.

Section 301.11 is amended by deleting the exception.

Section 303.3 is amended by deleting condition #5.

Section 303.7 is amended by deleting the same in its entirety.

Section 624.1.1 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Referenced Standards are amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

(Ord. 5631, Amended, 08/12/2017; Ord. 5081, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1700.ART. Article XVII. INTERNATIONAL MECHANICAL CODE

(Ord. 5632, Amended, 08/12/2017; Ord. 5077, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1701. 2015 International Mechanical Code - Adoption.

The International Code Council 2015 International Mechanical Code, as promulgated by the International Code Council ("ICC"), being particularly the 2015 edition thereof, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said International Mechanical Code, as modified and amended, may be referred to for all purposes as the "Downers Grove International Mechanical Code" or the "Mechanical Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village.

(Ord. 5632, Amended, 08/12/2017; 5082, Amended, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4665, Add, 04/05/2005)

Section 7.1702. International Mechanical Code - Amendments.

The deletions from and modifications and amendments to the International Mechanical Code as referred in this Article are the following:

Section 101.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 101.2 is amended by adding the following at the end of the first paragraph:

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"The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code and this code"

Section 102.5 is amended by deleting the same in its entirety.

Section 102.7 is amended by deleting the same in its entirety.

Section 102.8. Illinois Plumbing Code is hereby added as follows:

Section 102.8. Illinois Plumbing Code. Whenever a reference is made to the International Plumbing Code, such reference shall be deemed to refer to the applicable section of the current Illinois State Plumbing Code, as adopted by the Village of Downers Grove.

Section 103 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 104 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 106 with the Exception of Section 106.2 is amended by deleting the same in its entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section 108 with the Exception of Section 108.7 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 109 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 201.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, National Electrical Code, International Fire Code, International Fuel Gas Code or the State of Illinois Plumbing Code such terms shall have meanings ascribed to them as in those codes.

Section 301.3 is amended by adding the following at the end of the paragraph:

"and the applicable provisions of this code."

Section 301.13 is amended by deleting the exception.

Section 512.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 602.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

602.3 Stud cavity and joist space plenums. Stud wall cavities and the spaces between solid floor joists shall not be utilized for supply or return air plenums serving habitable spaces.

Section 1301.6 is hereby added as follows:

1301.6 State of Illinois Regulations. All tank installations and removals shall also comply with the applicable regulations of the Office of the State Fire Marshall.

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Section 1305.2.1 shall be deleted in its entirety and substituting in lieu thereof the following:

1305.2.1 Flood hazard. All fuel oil pipe, equipment and appliances located in flood hazard areas shall be located above the design flood elevation.

Chapter 15 Referenced Standards is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"Current Illinois State Plumbing Code as adopted by the Village.
(Ord. 5632, Amended, 08/12/2017; Ord. 5082, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1800.ART. Article XVIII. SITE MANAGEMENT

(Ord. 5077, Added, 10/06/2009)

Section 7.1801. Demolition/Construction Site Management.

An applicant for a demolition and/or building permit ("permit applicant") shall be responsible for safe construction site management during all phases of demolition and/or construction of permitted improvements. The following minimum standards shall be complied with prior to the commencement of work and throughout the duration of the project.

- (a) Notification. Each permit applicant that seeks a demolition permit for an existing house or garage or a building permit for any construction that will add six hundred (600) square feet or more of gross floor area to an existing house or garage shall be required to provide notification to all residents of property located within one hundred (100) feet of the subject property. Such notification shall be made no less than seven (7) days prior to the commencement of any work and shall consist of providing the residents with a copy of an informational brochure provided by the Village, disclosure of a site plan, a general explanation of the work to be done, and the name, address and telephone number of the individual supervising the work. Each permit applicant shall submit written certification, on a form provided by the Village, of personal notification to all residents of property located within one hundred (100) feet of the subject property of the pending work as a condition precedent to issuance by the Village of a permit for work on the subject property.
- (b) No structure shall be eligible for demolition unless and until the permit applicant has notified all utilities having service connections within or about the structure such as water, electric, gas, sewer, telephone and any other connections. The Village Public Works Department shall be notified to remove the water meter or the Village may give written permission to allow the permit applicant to remove the water meter. The Sanitary District must be notified regarding the capping of sanitary sewers. A permit to demolish a structure shall not be issued until a release is provided by the relevant utilities stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or capped in a safe manner.
- (c) No structure shall be eligible for demolition unless and until the permit applicant has submitted and the Village has approved a grading and site restoration plan or an application for construction has been placed on file with the Village and the applicant has been issued an initial review letter from the Village.
- (d) The permit applicant for demolition and/or construction shall be required to install and maintain in good working order a six (6) foot high temporary chain link construction fence with driven posts around the perimeter of the lot for all residential construction, and an eight (8) foot high temporary chain link construction fence with driven posts around the perimeter of the lot for all commercial construction. For both residential and commercial areas, the fencing must have a gated opening which shall be closed when no construction or demolition activity is being performed on the site. Fencing must be installed prior to the commencement of

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any construction or demolition on the site and must remain in place until the final grading of the property commences. Erosion control measures (silt fencing) must be installed and maintained on the inside of the perimeter fence. The Director of Community Development shall have the authority to determine the fencing requirements, excluding height requirements, and/or to require a written fencing plan for construction activities. The Director shall have the discretion to determine the appropriate timing and location of the fencing requirements in order to adequately protect the health, safety and welfare of the public and the adjacent residential and commercial properties.

(e) Each tree on the property, including the parkway, must be protected with fencing, and as provided in Section 24-7 of this Code.

(f) Construction/demolition debris and refuse containment shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster or container that shall be fully covered to prevent windblown debris. Such dumpster or container shall be set back a minimum of five (5) feet from the front lot line and a minimum of five (5) feet from the side lot line. All such dumpsters or containers shall be covered at all times when no work is being performed on the property that is the subject of the permit. Such dumpster or container shall not be located on public property, including but not limited to, parkways or sidewalks.

(g) Construction sites shall be provided with a portable toilet. The location of the portable toilet shall be set back as far as possible from all property lines to within three to four (4) feet from the excavation but not less than a minimum of five (5) feet from the front lot line and a minimum of five (5) feet from the side lot line, and whenever possible the portable toilet shall be located in the rear yard. Such portable toilet shall not be located on public property, including but not limited to, parkways or sidewalks.

(h) The permit applicant shall maintain all construction/demolition sites free and clear of debris and refuse generated by site preparation, reconstruction or demolition of buildings and structures.

(i) The hours of construction/demolition are as follows:
7:00 a.m. to 7:00 p.m. Monday-Saturday
No Work on Sundays

(j) All construction work shall be limited to the permitted property. No permit issued pursuant to this Section shall authorize any entry onto the property adjoining the permitted property or any work for which entry onto property adjoining the permitted property is or may be necessary, unless a proper right of entry has been secured from the owner of such property.

(k) Posted Notice of Rules and Regulations: The applicant shall post on the permitted property in a prominent place, visible from the public right-of-way, a sign containing notice of the rules and regulations applicable to demolition and construction work. The applicant shall also post notice of the contractor's name and a phone number of the individual supervising the work. Such sign shall be posted not less than four (4) nor more than seven (7) days in advance of the commencement of work. Such sign shall be maintained on the permitted property until all work on the permitted property has been completed and approved or until removal is requested by the Director. The size, shape and message of such sign shall be established by the Director of Community Development. The sign containing notice of rules and regulations shall be obtained from the Village wherein an administrative fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" shall be assessed by the Village.

(l) The noise regulations contained in Section 15-5.1 of this Code shall be applicable.

(m) The applicant shall cause all dirt, mud, gravel and other debris from the subject property or related to the

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work conducted on the subject property to be cleaned regularly every day from all streets and sidewalks adjoining or in the area of the subject property.

(n) No streets, sidewalks or driveways shall be blocked so as to prevent pedestrian or vehicular traffic. An applicant performing any work resulting in the disruption of any pavement on a street, sidewalk or other public place or making any excavation or opening in the same shall maintain suitable barricades to prevent injury of any person or vehicle by reason of such work. All such barricades shall be protected by suitable lights at nighttime. Any defect in any pavement shall be barricaded to prevent injury. Permit applicants must comply with Section 19-44(i) of this Code regarding Traffic Control Procedures and must submit a construction site parking plan outlining the proposed location for all parking of contractor and worker vehicles. All vehicles shall comply with all Village ordinances. The Director of Community Development shall review the construction parking plan and shall either approve the plan as submitted, approve the plan with modifications and/or conditions or deny the plan. The applicant shall adhere to the terms and conditions of the approved construction parking plan. Failure to comply with the terms and conditions of the approved construction parking plan shall constitute a violation of this ordinance.

(o) On all demolition sites and construction sites or in any situation where airborne particles may be disbursed, proper watering is required in that airborne particles shall be controlled at the property that is the subject of the permit during work hours by thoroughly saturating all portions of the structure with water. Such spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including without limitation, dust from the property that is the subject of the permit. The water source for control of airborne particles shall be either (i) a water tanker truck with pump capacity of one hundred (100) gallons per minute at the nozzle; or (ii) an approved public water hydrant. Water shall be delivered from the water source to the subject property by a hose with a minimum diameter of 2 ½ inches, which may be reduced to 1 ½ inches when on the property that is the subject of the permit. If a public water hydrant is used, a Village water meter and proper hydrant wrench must be used after acquiring a permit from the Public Works Department in accordance with Chapter 25-11 of the Downers Grove Municipal Code. Any hose leading from a public water hydrant and crossing a driveway, street, alley or other vehicular right-of-way or path must be bridged in a manner sufficient to protect the water system.

(p) No open burning is permitted at the demolition/construction site.

(q) Permit applicants shall submit written acknowledgment, on a form provided by the Village, of rules for construction/demolition site management.

(r) Permit fees shall be paid in the amount set forth in Article VIII of this Code.

(s) A bona fide certificate of insurance shall be supplied to the Village, showing minimum insurance coverage from an insurance company with at least a B+ rating of one million dollars (\$1,000,000.00) bodily injury, one million dollars (\$1,000,000.00) property damage and statutory coverage for workers compensation and shall name the Village of Downers Grove as an additional insured. A certificate of insurance shall accompany the permit applications. The building official may waive the insurance requirement for minor demolition work.

(t) A site management cash bond as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" shall be deposited with the Village and shall be kept in a separate account. Such cash bond shall be in addition to all other application and processing fees, costs, escrows, bonds and performance securities required, and stand as security for the full and complete performance by the permit applicant of the work covered by the permit, insuring the initiation of construction in a timely manner and proper management of the site, subject to the following provisions:

(i) The Village shall have the right at all times, at its option, to draw on the site management

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bond for the costs, including, without limitation, legal fees and administrative expenses incurred or to be incurred by the Village in exercising any of its rights under this Chapter in the event: 1) the applicant undertakes work in violation of any provision of this Chapter or of any permit issued or plan approved pursuant to this Chapter; or 2) the applicant fails or refuses to complete any work authorized by any permit issued under this Chapter in accordance with all plans approved in connection with said permit. The Village's determination of such costs shall be based either on costs actually incurred by the Village or on the Village's reasonable estimates of costs to be incurred.

(ii) If the Village draws on the site management bond, then the applicant shall replenish the bond to the full amount required by this section immediately after demand therefore is made to the applicant in writing by the Village. Any failure of the applicant to replenish the bond shall result in cancellation of the related permit, which permit shall not be reissued thereafter except after the filing of a new application therefore, repayment of the permit fee, and establishment of a new site management bond.

(iii) Upon certification by the building official of the satisfactory completion of the work, the balance of the cash bond shall be refunded to the permit applicant.

(u) (1) The applicant shall cause the demolition and/or construction of a structure to be completed with due diligence, in good faith and without delay. The applicant shall notify the Village at least twenty-four (24) hours prior to the commencement of demolition. Once the work commences on the site, the applicant shall continuously pursue completion of the work. If no substantial work is being pursued on the site for thirty (30) consecutive days or more once the work has commenced, then the site shall be deemed abandoned. Once the Village issues a notice of abandonment the applicant shall within ten (10) days from issuance of the abandonment notice either:

(i) commence work on the site and diligently pursue completion of the demolition; or

(ii) restore the property to a final grade and grass seeded condition or commence construction activities pursuant to a valid building permit.

For purposes of this Section, completion of demolition shall be defined as removal of all portions of the structure both above ground and below ground level and restoration of the property to a final grade and grass seeded condition.

(2) Additional fee for late work: If the applicant fails to comply with this Section he/she shall pay a late work fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" per day for each day until such work is completed. The Village shall deduct such fee from the site management bond.

(v) Fees and Fines: Failure to comply with the minimum standards will constitute a violation of this Code, subjecting violators to a stop work order and a fine as set forth in Chapter 1 of the Downers Grove Municipal Code per violation, for every day the violation exists. In addition to any other penalties provided in this Section, the Village Attorney shall have the authority to seek injunctive or other relief in the Circuit Court of DuPage County to enforce and compel compliance with the ordinance of the Village. Such injunctive action may be combined with counts seeking monetary fines as provided herein.

(i) Street Cleaning. If the applicant shall fail to clean all sidewalks and streets adjoining and in the area of the subject property, then the applicant shall pay a fine as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" for each violation. The Village shall deduct such fine from the site management bond provided in Section (t). This charge shall be in addition to any fines assessed pursuant to Ordinance. (Ord. No. 1527, § 1; Ord. No. 2918, § 1.)

(Ord. 5600, Amended, 01/24/2017; Ord. 5444, Amended, 12/16/2014; Ord. 5138, Amended, 05/18/2010; Ord. 5132, Amended, 04/20/2010; Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4895, Amended, 08/07/2007; Ord. 4801, Amended, 08/01/2006; Ord. 4684, Amended, 06/07/2005; Ord. 4673, Amended, 05/17/2005; Ord. 4565, Amended, 01/20/2004)

Section 7.1900.ART. Article IX. ARCHITECTURAL CONTROL

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(Ord. 5077, Renumbered, 10/06/2009)

Section 7.1901. Decorative facing required.

All Structures constructed or remodeled in the Village shall utilize decorative facing on all exterior walls in the case of new construction or in the remodeled area in the case of remodeling. (Ord. No 2126, § 1.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2000.ART. Article XX. HOUSE NUMBERING

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2001. Required.

All buildings fronting on public streets or highways shall be numbered. (R.O. 1925, § 276.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2002. System for north and south streets.

For streets running northerly and southerly the even numbers shall be used on the west side of the street and the odd numbers on the east side of the street. (R.O. 1925, § 277.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2003. System for east and west streets.

For streets running easterly and westerly, the even numbers shall be used on the north side of the street and the odd numbers on the south side of the street. (R.O. 1925, § 278.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2004. System for diagonal streets.

Upon all streets, if any, which run exactly midway or forty-five degrees between the cardinal points, the even numbers shall be used on the northerly side of the street and the odd numbers on the southerly side of the street. Diagonal streets having an angle of less than forty-five degrees with respect to either north and south or east and west streets shall be numbered in the same manner as provided in Sections 7-2002 and 7-2003. (R.O. 1925, § 279.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2005. Base line for north and south streets.

For all streets running northerly and southerly, the system of numbering now in force in the City of Chicago at the date of the adoption of this Code shall be used. The north line of Township thirty-eight north, and its extension, the same being a continuation of Thirty-ninth Street in the City of Chicago, shall be taken as a base line.

Streets running south from Thirty-ninth Street shall begin at number thirty-nine hundred at such base line, and shall increase southerly at the rate of eight blocks for one hundred numbers each in each mile. Within each block of one hundred numbers, the northerly line of the block shall be taken as a secondary base line, and the street numbers shall begin at number one of that particular block of one hundred numbers and increase southerly at the rate of two numbers for each twenty-five feet.

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Streets running northerly and southerly which do not extend to the base line shall be numbered as if they did, in fact, so extend.

The term "block" as used in this section, shall be taken to refer to a block of one hundred numbers, without reference to platted streets or avenues or their intersections. (R.O. 1925, § 281; Ord. No. 143, § 1.) (Ord. 5077, Renumbered, 10/06/2009)

Section 7.2006. Base line for east and west streets.

For all streets running easterly and westerly, the center line of Section nine, Township thirty-eight north, range eleven, east of the Third Principal Meridian, and the extension of such centerline, shall be taken as a base line. Streets running west from such base line shall begin at number one at such base line and increase westerly at the rate of eight blocks of one hundred numbers each in each mile. Within each block of one hundred numbers, the easterly line of the block shall be taken as a secondary base line, and the street numbers shall begin at number one of that particular block of one hundred numbers and increase westerly at the rate of two numbers for each twenty-five feet.

Streets running easterly and westerly which do not extend to the base line shall be numbered as if they did, in fact, so extend.

The term "block", as used in this section, shall be taken to refer to a block of one hundred numbers, without reference to platted streets or avenues or their intersections. (R.O. 1925, § 282; Ord. No. 143, § 2.) (Ord. 5077, Renumbered, 10/06/2009)

Section 7.2007. Furnishing numbering information.

The Director of Community Development shall have charge of maps and plats related to the numbering of houses. He shall furnish information as to the proper numbering of houses without charge. (R.O. 1925, § 280; Ord. No. 2857, § 6.) (Ord. 5077, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4213, Amended, 08/15/2000)

Section 7.2100.ART. Article XXI. INTERNATIONAL POOL AND SPA CODE

(Ord. 5633, Add, 08/12/2017)

Section 7.2101. 2015 International Swimming Pool and Spa Code - Adoption.

The 2015 International Swimming Pool and Spa Code, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, movement, renovation, replacement, repair, and maintenance of aquatic recreation facilities, pools and spas as defined therein. The same is adopted in its entirety, except such portions as are hereinafter deleted, modified, or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. At least one copy of said Code, including amendments thereto, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department.

(Ord. 5633, Add, 08/12/2017)

Section 7.2102. International Swimming Pool and Spa Code - Amendments.

The deletions from along with modifications and amendments to the 2015 International Swimming Pool and Spa Code as referred to in this Article are as follows:

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Section 101.1 Title is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Section 101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of the Village of Downers Grove and shall be cited as such and will be referred to herein as "this code".

Section 102.7.2 Illinois Plumbing Code is hereby added as follows:

Section 102.7.2. Illinois Plumbing Code. Whenever a reference is made to the International Plumbing Code, such reference shall be deemed to refer to the applicable section of the current Illinois State Plumbing Code, as adopted by the Village of Downers Grove.

Section 103 Department of Building Safety is amended by deleting the same in its entirety and is addressed in Chapter 7, Article I of the Downers Grove Municipal Code, In General.

Section 104 Duties and Powers of the Code Official is amended by deleting the same in its entirety and is addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 105.2, 105.3, 105.4, 105.5, 105.5.1, 105.5.2, 105.5.3, 105.5.4, 105.5.5, 105.5.6, 105.6, 105.6.1, 105.6.2, 105.6.3 are amended by deleting the same in their entirety and is addressed in Chapter 7, Article IV, V, and VIII of the Downers Grove Municipal Code.

Section 106.1 General is amended by deleting the same in its entirety and is addressed in Chapter 7, Article VI of the Downers Grove Municipal Code.

Section 106.2 Preliminary Inspection is amended by deleting the same in its entirety.

Section 106.4.2 Approval of Spot Survey is hereby added as follows:

Section 106.4.2 Approval of Spot Survey. A spot survey indicating the top of concrete elevation and concrete distances to property lines for in-ground pools must be submitted and approved by the building official.

Section 107 Violations is amended by deleting the same in its entirety and is addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 108 Means of Appeal is amended by deleting the same in its entirety and is addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 201.3 Terms defined in other codes is amended by deleting "International Plumbing Code" and by substituting in lieu thereof the following:

"Current Illinois State Plumbing Code as adopted by the Village."

Section 302.5 Backflow Protection is amended by deleting "International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1" and by substituting in lieu thereof the following:

"Current Illinois State Plumbing Code as adopted by the Village."

Section 302.6 Waste-Water Discharge is amended by deleting "International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1" and by substituting in lieu thereof the following:

"Current Illinois State Plumbing Code as adopted by the Village and the Village of Downers Grove Municipal Code Chapter 26 Stormwater and Flood Plain Ordinance."

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Section 302.7 is amended by deleting "shall not use compressed air for the test" and by substituting in lieu thereof the following:

"shall follow the current Illinois State Plumbing Code as adopted by the Village."

Section 304 Flood Hazard Area is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

See the Village of Downers Grove Municipal Code Chapter 26 Stormwater and Flood Plain Ordinance.

Section 307.9 Accessibility is amended by deleting "International Building Code" and "International Residential Code" and by substituting in lieu thereof the following:

"Illinois Accessibility Code as adopted by the State of Illinois."

Referenced Standards is amended by deleting "International Plumbing Code" and by substituting in lieu thereof the following:

"Current Illinois State Plumbing Code as adopted by the Village."

(Ord. 5633, Add, 08/12/2017)