

ORDINANCE 2018 – O - 15

**AN ORDINANCE AMENDING SEVERAL SECTIONS OF
CHAPTER 150 OF THE MUNICIPAL CODE OF WINTHROP HARBOR
RELATING TO ADOPTED STANDARD BUILDING CODES**

WHEREAS, the Village has long adopted standard building codes as have virtually all Illinois municipalities, which ensures that structures are constructed properly and safely, and which also ensures that contractors and tradespeople are familiar with the construction techniques and materials required for safe construction, and

WHEREAS, from time to time the standard building codes are reviewed and revised by the entities responsible for their compilation, and

WHEREAS, the State of Illinois also imposes certain requirements upon municipalities to adopt some of these codes, and the Village uniformly complies with those mandates, and

WHEREAS, it appears that some of the standard codes which have heretofore been adopted by the Village have been revised and the Village Board finds that adoption of the most recent iterations of those codes is in the best interest of the public and owners of property, and that by doing the same the Village as a whole will benefit by safer construction practices and reduced hazard of fire or other building construction related calamity,

NOW THEREFORE, BE IT ORDAINED by the Village of Winthrop Harbor, Lake County, Illinois, as follows:

SECTION ONE: The sections of Chapter 150 of the Winthrop Harbor Municipal Code attached hereto as Exhibit A are hereby amended and shall hereafter read as set forth in Exhibit A.

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WINTHROP HARBOR,
ILLINOIS, ON THIS 16th DAY OF OCTOBER, 2018.

ATTEST:

DR. MICHAEL BRUNO, MAYOR

JULIE RITTENHOUSE, VILLAGE CLERK

EXHIBIT A
Chapter 150 Proposed Text Amendments

150.001

(Additions underlined, deletions ~~stricken~~)

150.001 BUILDING CODES ADOPTED.

(A) *International Building Code.* The 2006 International Building Code, First Printing, including Appendix D - Fire Areas and excluding I.C.C. duplicate sections indicated with [F] International Code Council, shall be and is adopted as the regulations for the construction, alterations, additions, repair, replacement, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and their utility and service equipment, with the deletions, additions and modifications as set forth in § [150.002](#) of this chapter, as the basic Building Code of the village.

(B) *International Mechanical Code.* The minimum regulations and standards governing the design, installation and construction of mechanical systems, which are essential to ensure reasonable safeguards to protect the public health and safety against the hazards of inadequate, defective or unsafe mechanical systems and installations, as set forth in the ICC International Mechanical Code of 2006, as promulgated and published by the International Code Council, Inc., with deletions, additions and modifications set forth in § [150.002](#), shall be and are adopted as if fully set out in this division, and made applicable to all existing or future buildings, structures and premises within the corporate limits of the village.

(C) *Illinois Plumbing Code.* The Illinois Plumbing Code, 77 Ill. Admin. Code 890 *et seq.*, as amended from time to time, is adopted by reference in its current form, without modification, exception or amendment.

(D) *International Residential Code.* The 2006 International Residential Code, first printing, including Appendix G, Swimming Pools, Spas and Hot Tubs and Appendix K, Sound Transmission, as published by the International Code Council, shall be and is adopted as the regulations for the construction, alterations, additions, repair, replacement, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, for one- and two-family dwellings, and townhouses, their accessory structures, utility and service equipment, with the deletions, additions and modifications as set forth in § [150.002](#), as the One- and Two-Family Residential Building Code of the village.

(E) *National Electrical Code.* The 2005 National Electrical Code of the National Fire Protection Association is hereby adopted as the Electrical Code of the Village for electrical wiring and apparatus as herein provided; and each of all of the regulations, penalties, conditions, and terms of the 2005 National Electrical Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in § [150.002](#).

(F) *International Fuel Gas Code*. The 2006 International Fuel Gas Code of the International Code Council is hereby adopted as the Fuel Gas Code of the village for gas-fueled installations and apparatus as herein provided; and each of all of the regulations, penalties, conditions, and terms of the 2006 International Fuel Gas Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in § [150.002](#).

(G) *International Existing Building Code*. The 2006 International Existing Building Code of the International Code Council is hereby adopted as the Existing Building Code of the village for structures constructed prior to the adoption of this Code in April of 2008 as herein provided; and each of all of the regulations, penalties, conditions, and terms of the 2006 Existing Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in § [150.002](#).

(H) ~~*International Energy Conservation Code*. The 2006 International Energy Conservation Code of the International Code Council is hereby adopted as the Energy Conservation Code of the village for energy conservation purposes in construction and remodeling as herein provided; and each of all of the regulations, penalties, conditions, and terms of the 2006 International Energy Conservation Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in § [150.002](#).~~ *Illinois Energy Conservation Code* is adopted by reference in its current form, without modification, exception or amendment. The Illinois Energy Conservation Code requires design and construction professionals to follow the latest published edition of the *International Energy Conservation Code (IECC)* and the *American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE)* Standard 90.1 “Energy Standard for Buildings except Low-Rise Residential Buildings” including amendments adopted by the Illinois Capital Development Board.

(I) *International Property Maintenance Code*. The 2006 International Property Maintenance Code, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the village for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms the 2006 International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in § [150.002](#).

(J) *Accessibility Code*. The Illinois Accessibility Code, as published from time to time by the Illinois Capital Development Board, and each and all of the regulations, provisions, penalties, conditions, and terms of the Illinois Accessibility Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this subchapter.

(K) *Conflict with other village codes.* In the event the text of any code adopted by this section (including those amended or modified in § [150.002](#)) should conflict with any other specific code section set forth in this chapter, the specific code provisions set forth in this chapter shall be deemed to be controlling for all purposes, but only to the extent necessary to resolve the conflict.

(L) *Conflicts between codes.* Where any requirement of the codes adopted in this section conflicts with any requirement contained within that code or in other adopted codes or in referenced national standards other than this code, then the more strict and stringent requirement, that provides for a higher level of performance or installation, a higher quality of materials or equipment or the requirements securing the greater public safety shall prevail as the requirement of the village.

150.140 – 150.141:

(Additions underlined, deletions ~~stricken~~)

~~PROPERTY MAINTENANCE CODE~~

~~§ 150.140 ADOPTION OF PROPERTY MAINTENANCE CODE.~~

~~The 1996 BOCA National Property Maintenance Code of the Building Officials and Code Administrators International, Inc. for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this subchapter, with the additions, insertions, deletions and changes, if any, prescribed in § [150.141](#).~~

~~§ 150.141 ADDITIONS, INSERTIONS AND CHANGES.~~

~~The BOCA National Property Maintenance Code is amended and revised in the following respects:~~

- ~~(A) Section PM 101. Insert: Village of Winthrop Harbor.~~
- ~~(B) Section PM 106.2. Insert: \$25 and \$500.00.~~
- ~~(C) Section PM 304.15 Insert: January 1st to December 31st.~~
- ~~(D) Section PM 602.2.1 Insert: October 1st to May 1st.~~
- ~~(E) Section PM 602.3 Insert: October 1st to May 1st.~~
- ~~(F) Section PM 303.4 Amended to read: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.~~

150.160 – 150.163:

(Additions underlined, deletions ~~stricken~~)

150.160 BUILDING PLAN STANDARDS.

All plans submitted to the Building Department relative to any existing permit or permit application shall be:

- (A) Submitted in triplicate; 2 paper copies and 1 electronic copy;
- (B) In the form of blueprints, bluelines or other readily legible reproduction;
- (C) Of a size sufficient to legibly show all details necessary for review;
- (D) Not larger than 24 inches × 36 inches;
- (E) On white opaque paper of not less than 20 # weight;
- (F) Prepared by an Illinois Licensed Design Professional;
- (G) Accompanied by all required fees and deposits.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by an Illinois Licensed Design Professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the code.

📖 § 150.161 REJECTION BY BUILDING DEPARTMENT.

Any plan which, in the discretion of the Building Department, fails to meet the standards established in § [150.160](#) shall be rejected and the applicant advised to resubmit plans conforming to these standards.

📖 § 150.162 BUILDING DEPARTMENT REVIEW.

The village Building Department's plan reviewers shall review all plans properly submitted in accordance with the then current building codes and amendments adopted by the village code, including the BOCA code, where appropriate, and in the event the reviewers determine that the plans submitted fail to meet ~~minimal structural integrity~~ the standards called for in these codes, or which are sufficiently complicated so as to prevent easy review and obvious determination of structural integrity, the plan reviewers shall have the discretion to reject the plans ~~and advise the applicant to resubmit plans that have been first reviewed and approved by a licensed architect or structural engineer.~~

📖 § 150.163 RESUBMISSION OF PLANS.

Any applicant submitting plans that have been rejected previously shall bear the full expense of any additional plan review, and shall submit an appropriate deposit at the time the plans are resubmitted.

150.180:

(Additions underlined, deletions ~~stricken~~)

ACCESSIBILITY CODE

 ~~§ 150.180 ADOPTION OF ILLINOIS ACCESSIBILITY CODE.~~

~~—The Illinois Accessibility Code as published from time to time by the Illinois Capital Development Board and each and all of the regulations, provisions, penalties, conditions, and terms of the Illinois Accessibility Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this subchapter.~~