

CHAPTER 150: BUILDING REGULATIONS

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150.01 ADOPTION OF CODES

(A) The Village hereby adopts:

- The 2012 International Building Code
- The 2012 International Residential Code
- The 2012 Existing Building Code
- The 2012 International Mechanical Code
- The 2012 International Fuel Gas Code
- The 2012 International Energy Conservation Code
- The 2012 International Fire Code
- The 2012 International Property Maintenance Code
- The 2014 State of Illinois Plumbing Code
- The 2011 National Electric Code
- The Illinois Accessibility Code/Latest Edition

150.02 AMENDMENTS TO THE 2012 INTERNATIONAL BUILDING CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Building Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1 **SCOPE AND ADMINISTRATION**

SECTION 101 **GENERAL**

Section 101.1 Title. Insert “Village of Huntley”

CHAPTER 9 **FIRE PROTECTION SYSTEMS**

SECTION 903 **AUTOMATIC SPRINKLER SYSTEMS**

Section 903.2.8 Use Group R. Insert “Except Detached Single Family Structures”

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1612
FLOOD LOADS

Section 1612.3 Establishment of Flood Zone. Insert “Village of Huntley”

Section 1612.5 Flood Hazard Documentation. Insert “February 19, 1992”

CHAPTER 18
SOILS AND FOUNDATIONS

SECTION 1805
DAMP-PROOFING AND WATER-PROOFING

Section 1805.2 Damp-proofing. Delete this Section

SECTION 1807
FOUNDATION WALLS, RETAINING WALLS
AND IMBEDDED POSTS AND POLES

Section 1807.1.4 Permanent Wood Foundation Systems. Delete this Section

SECTION 1809
SHALLOW FOUNDATIONS

Section 1809.12 Timber Foundations. Delete this Section

CHAPTER 23
WOOD

SECTION 2304
GENERAL CONSTRUCTION REQUIREMENTS

Section 2304.9.5.2 Fastenings for Wood Foundations. Delete this Section

SECTION 2308
CONVENTIONAL LIGHT FRAME CONSTRUCTION

Section 2308.3.3.1 Anchorage to All Wood Foundation. Delete this Section

CHAPTER 34
EXISTING BUILDINGS AND STRUCTURES

SECTION 3412
COMPLIANCE ALTERNATIVES

Section 3412.2 Applicability. Insert “January 1, 1940”

CHAPTER 35
REFERENCED STANDARDS

AF & PA. Delete reference to Permanent Wood Foundation Design Standards.

APPENDIX A
EMPLOYEE QUALIFICATIONS

SECTION A101
BUILDING OFFICIAL QUALIFICATIONS

Section A101.1 Building Official. Delete this Appendix.

APPENDIX B
BOARD OF APPEALS

SECTION B101
GENERAL

Adopt this Appendix, and in Section B101.2 through B101.2.2 - Delete and replace with the following: “The membership shall consist of the members of the Board of Trustees, with the Village President acting as the Chairperson.”

APPENDIX C
GROUP U – AGRICULTURAL BUILDINGS

SECTION C101
GENERAL

Adopt this Appendix, and in Section C102.1- Add the following: “or that which is permitted by the Huntley Zoning Ordinance, whichever is more stringent.”

APPENDIX D, E, F, G, H, I, J &K

Delete these Appendices.

150.03 AMENDMENTS TO THE 2012 INTERNATIONAL RESIDENTIAL CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Residential Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION R101 GENERAL

Section R101.1 Title. Insert “Village of Huntley”

SECTION R115 CONSTRUCTION SITE REQUIREMENTS

Add a new Section R115 which will read as follows:

“R115 General. All construction sites shall have the following required facilities and amenities:

R115.1 Lot/Address Identification. All Construction sites and lots shall be identified with the correct approved address as assigned on a sign of adequate size and stability (not to exceed 25 square feet in area), located at the entry point of the specific site or lot. The numerical address and any other identifying language shall be legibly applied to the front of the structure facing the public R.O.W. once a front wall has been erected.

Note: If the correct address is not in place, scheduled inspections will not be performed and re-inspection fees will be imposed.

R115.2 Parking. All developers / contractors / service providers / shall restrict the parking of vehicles to the non-hydrant side of the right of way or roadway.

R115.3 Right of Way Clean. All developers / contractors / service providers / permit holder or property owner conducting work within the community shall keep all roadways and pedestrian sidewalks or bike paths free from debris, dirt or mud from their projects at all times. Provisions shall be made to abate the problem immediately, not at the end of the shift, day or week.

Developers utilizing the services of any utility installer shall accept the responsibility of and provide for any cleanup. When, in the opinion of the Building Official and / or the Public Works Director the abatement of such conditions are not conducted in an expeditious manner, stop work orders will be issued and / or cleanup will be conducted by Public Works at the rate of \$300.00 per hour or any increment thereof, per man and / or equipment utilized. In addition, citations may be issued for each and every day of violation.

R115.4 Driveways. On all new construction sites, designated areas for driveways shall at a minimum, be graveled from the back of curb or end of the paved right of way surface, to the garage entry or edge of a building when the garage is not attached. Prior to occupancy, driveway surfaces shall be constructed in accordance with Village requirements.

R115.5 Sanitary Facilities. Portable toilet facilities will be provided at all construction sites within one hundred (100) feet of the building being constructed. Portable toilet will not be located on a lot after a Certificate of Occupancy has been issued.”

CHAPTER 3 **BUILDING PLANNING**

TABLE R301.2(1) **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Insert the following information:

Ground Snow Load: 30 psf

Wind Speed: 90 mph

Topographic Effects: N/A

Seismic Design Category: 17/B

Weathering: Severe

Frost Line Depth: 42” below finished grade

Termite: Moderate to Heavy

Winter Design Temperature: -4 F

Ice Barrier Underlayment Required: Yes

Flood Hazards: See *Footnote A

Air Freezing Index: 1745 (*Footnote B)

Mean Annual Temperature: 47.8

Radon Protection: Passive system required

Footnote A – Determination of hazard will be determined by local FIRM map.

Footnote B – Climatic data derived from the National Climatic Data Center at:

www.ncdc.noaa.gov/psf.html

SECTION R303 **LIGHT, VENTILATION AND HEATING**

Section R303.9 Required Heating. Delete the word “habitable”

SECTION R305 **CEILING HEIGHT**

Section R305.1.1 Ceiling Height. Delete the current text and replace it with “Unfinished basements shall have a minimum of 7’-6” clear height from the finished floor to the underside of the floor framing above. Beams, ducts and other projections may extend to within 7’-0” of the finished floor.”

SECTION R308 GLAZING

Section R308.4.3.2 Glazing in Windows. Change 18” to 24”.

SECTION R309 GARAGES AND CARPORTS

Section R309.1 Floor Surface. Delete the first sentence and replace it with “Garage floor surfaces shall be made of concrete, a minimum of 4” in thickness, with either fiber or welded wire mesh reinforcement.”

Also,

Add a new subsection “R309.1.1 Opening Protection. All doors between the attached garage and the dwelling unit shall have a self-closing device, adjusted to fully close the door without assistance. Any exterior service door from the garage shall have a minimum width of 3’-0.”

Also,

Add a new subsection “R309.1.2 Separation Required: A minimum of 1 layer of ½” drywall shall be installed on all walls and ceilings of an attached garage.”

SECTION R310 EMERGENCY AND ESCAPE OPENINGS

Section R310 Emergency Escape and Rescue Opening. Add the following to the end of the current text “When a basement exceeds 1000 s.f. of gross floor area, an additional emergency egress opening shall be provided for each additional 1000 s.f. or part thereof.”

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

Section R313.2 Automatic Fire Sprinkler Systems. Delete the paragraph and replace it with the following: “Two-Family Attached Dwellings. All two family attached dwellings shall be equipped with a residential fire sprinkler system.”

SECTION R314 SMOKE ALARMS

Section R314.3 Location. Add the following: “4. Where walls enclose a room within a basement, an additional smoke detector shall be installed within the room.”

CHAPTER 4
FOUNDATIONS

SECTION R401
GENERAL

Table R401.4.1 Presumptive Load Bearing Values. Amend this table by inserting “3,000 p.s.f.” in the last two material classes.

SECTION R402
MATERIALS

Section R402.1 – R402.1.2 Wood Foundations. Delete these sections in their entirety.

SECTION R403
FOOTINGS

Section R403.1 Footings. Delete the existing text and replace it with the following: “All exterior walls shall be supported on continuous concrete footings, or other approved structural systems of sufficient structural design to accommodate all loads in accordance with R301, and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed soil, or engineered fill.”

Figures R403.1(2) & R403.1(3). Permanent Wood Foundations – Delete these figures in their entirety.

SECTION R404
FOUNDATION AND RETAINING WALLS

Section R404.1.2 Concrete Foundation Walls. Add the following to the beginning of this section: “All concrete foundation walls, including trench foundation walls, shall have a minimum of 2 continuous #4 re-bars, placed within 1 foot of the top of the wall. Splices shall not occur within 18 inches of any corner, and shall have a minimum of 2- #5 re-bars installed over the tops of all openings in the foundation wall. These re-bars shall extend 3 feet beyond the finished opening in each direction.”

Section R404.2 – R404.2.6 Wood Foundation Walls. Delete these sections in their entirety.

Section R404.3 Wood Sill Plates. Add the following to the end of the current paragraph: “All plates shall be sealed to the foundation with an approved sill sealer and interior caulk at the floor lines.”

SECTION R405
FOUNDATION DRAINAGE

Section R405.1 Foundation Drainage. Replace the existing text with the following: “Drains shall be provided around the entire perimeter of all concrete and masonry foundations that retain earth and enclose habitable spaces located below grade. Drainage tiles, perforated pipe or other approved systems or materials shall be a minimum of 4” in diameter, installed at or below the

area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. The tops of any open joints in drain tiles shall be protected in strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2" of washed gravel or crushed stone that is at least 1 sieve size larger than the tile joint opening or perforation, and covered with at least 6" of the same material. All connections or intersections of pipe shall be made with manufactured fittings. All upright window well drain pipes shall be rigid. All drain tile systems shall enter the sump pit(s) from two separate directions and remain continuous."

Section R405.1, Exception. Delete the exception.

Section R405.1.2 Dedicated Circuit For Sumps and Ejectors. Add this sub-section: "A separate dedicated circuit shall be provided for each sump or ejector pump. A single outlet shall be provided for each pump. Exception: Where two pumps are installed adjacent to one another, one duplex receptacle may serve both pumps."

Section R405.1.3 Approved Method of Drainage. Add this sub-section: "Sump pump drainage shall be directed to an approved drainage swale or easement. Absolutely no sump drainage shall discharge into a sanitary or onto a public right of way of any type. Storm sumps shall not discharge directly into a storm sewer without the written consent of the Director of Public Works."

Section R405.2 – R405.2.3 Wood Foundations. Delete these sections in their entirety.

Section R406.1 – R406.3.4 Wood Foundations. Delete these sections in their entirety.

SECTION 407 COLUMNS

Section R407.3 Columns. Add the following to the end of the current text: "All steel columns shall be mechanically fastened to the concrete footing and to the beam it supports. The use of adjustable columns is strictly prohibited."

SECTION R408 UNDER-FLOOR SPACE

Section R408.4 Access to Underfloor Space. Delete the current text and replace it with the following: "Access shall be provided to all under floor spaces. Access openings through the floor shall be a minimum of 30"x22". Openings through a perimeter wall shall be a minimum of 30"x22". When a portion of the through wall access is below grade, an areaway of not less than 30"x22" is required."

Add a new subsection "R408.8 Underfloor Finished Surface. All crawlspaces shall have a minimum of a 2" thick, concrete finished floor (slush coat) with an approved 6 mil. vapor barrier below the slab. This floor surface shall be floated in a workman-like manner."

**SECTION R502
FLOORS**

Section R502.2 Design and Construction. Add the following to the end of the current text: “Exterior decks and porches shall not be roofed over, built upon or enclosed by solid walls without written approval of the Building Official. Approval of such structures will be considered only when the plans are signed and sealed by an Illinois licensed Architect or Structural Engineer.”

Section R504 Pressure Preservative Treated Wood Floors on Grade – Delete this section in its entirety.

**CHAPTER 7
WALL COVERINGS**

**TABLE R703.4
ATTACHMENTS**

Staples shall not be used to fasten Exterior Coverings siding products.

**CHAPTER 8
ROOF/CEILING CONSTRUCTION**

**SECTION R803
ROOF SHEATHING**

Section R803.2.2 Allowable Spans. Add to the end of the paragraph: “All roof sheathing shall be a minimum of 5/8” thick. Anything less than 5/8” is prohibited.”

**CHAPTER 9
ROOF ASSEMBLIES**

**SECTION R903
WEATHER PROTECTION**

Section R903.2 Flashing. Add at the end of the paragraph: “Metal drip edge flashing shall be applied to all areas of a roof (eaves and gable ends) where there are no gutters or other form of approved flashing. Where gutters are installed, an approved gutter flashing shall be installed per the manufacturer’s installation instructions. Gutters are required on all new roof installations, and the downspouts shall not discharge onto a driveway, sidewalk or other walking surface, nor shall they discharge within 5 feet of any neighboring lot line.”

**SECTION R905
REQUIREMENTS FOR ROOF COVERINGS**

Section R905.2.5 Fasteners. Add to the end of this paragraph: “Staples are strictly prohibited as fasteners on all roof systems.”

CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS

SECTION M1306
CLEARANCE FROM COMBUSTIBLE CONSTRUCTION

Add new Subsection “M1306.1.1 Fire Protection. An approved domestic sprinkler head shall be strategically placed above the burner side of the furnace and hot water tank in residential structures.”

CHAPTER 14
HEATING AND COOLING EQUIPMENT AND APPLIANCES

SECTION 1401
GENERAL

Section M1401.4 Exterior Installations. Add to the end of the paragraph: “All exterior installations shall be supported by galvanized (or otherwise protected) metal brackets, mechanically fastened to the foundation, that is capable of carrying the load of the unit(s) or with a concrete slab on grade with a proper sub base, that is doweled into the foundation wall. Add a new Subsection “M1401.6 Protection of Equipment. All mechanical appliances or their components shall be raised a minimum of 1 ½ inches above any floor surface.”

CHAPTER 15
EXHAUST SYSTEMS

SECTION 1502
CLOTHES DRYER EXHAUST

Section M1502.2 Independent Clothes Dryer Exhaust. Delete the exception.

Section M1502.4.2 Duct Installations. Delete the second paragraph, and replace it with the following “All ducts used to exhaust a clothes dryer shall be sealed with an approved tape that will not deteriorate due to heat.”

Section M1502.4.3 Transition Duct. Add to the end of the paragraph: “Plastic and vinyl flexible duct are not permitted in a clothes dryer installation.”

CHAPTER 16
DUCT SYSTEMS

SECTION 1601
DUCT CONSTRUCTION

Section M1601.1.1 Above Ground Duct Systems. Delete # 5 and #7, including 7.1 through 7.5.

**SECTION 1602
RETURN AIR**

Add a new Subsection “Section M1602.1.1 Return Air Duct Material. All plenums and return air ducts shall be constructed of metal and all joints shall be sealed with an approved tape or mastic product that does not deteriorate from heat.”

**CHAPTER 26
GENERAL PLUMBING REQUIREMENTS**

**SECTION 26
GENERAL**

Section P2601.1 Scope. Add to the end of the paragraph, Delete the final sentence and replace with: “The current edition of the Illinois State Plumbing Code shall apply.”

**CHAPTER 38
WIRING METHODS**

**SECTION E3802
ABOVE GROUND INSTALLATION REQUIREMENTS**

Section E3802.3.2 Protection From Physical Damage. Add to the end of the paragraph: “Wiring within all residential dwelling units shall be within EMT conduit only. Flexible cables or conduits are only allowed by written permission from the Building Official.”

APPENDICES

All appendices are adopted as written, except for the following:

Appendices E, J and L are deleted in their entirety.

Modify Appendix F. Radon Control Systems, Section AF103.6 Passive Sub-Slab Depressurization Systems, by adding the following to the end of the paragraph: “All new residential construction shall have a Passive Sub-Slab Depressurization System.”

Modify Appendix I Private Sewerage Disposal. Section AI101.1 General, by replacing the existing text with the following: “Private sewer disposal systems shall conform to the Illinois State Plumbing Code (current edition), and shall be approved by the Director of Public Works.”

150.09 AMENDMENTS TO THE 2012 EXISTING BUILDING CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Existing Building Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as

adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Section 101.1 Title. Insert “Village of Huntley”

CHAPTER 14
PERFORMANCE COMPLIANCE METHODS

SECTION 1401
GENERAL

Section 1401.2 Applicability. Insert “January 1, 1940.”

APPENDICES AND RESOURCES

Appendices A, B and C are adopted in their entirety.

Resource A is adopted in its entirety.

150.05 AMENDMENTS TO THE 2012 INTERNATIONAL MECHANICAL CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Mechanical Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION M101
GENERAL

Section M101.1 General. Insert “Village of Huntley”

SECTION M105
APPROVAL

Section M105.3 Required Testing. Add the following to the end of the paragraph: “Test and balance reports will be required for all commercial structures prior to the issuance of a Certificate of Occupancy.”

SECTION M108
VIOLATIONS

Section M108.4 Violation Penalties. Insert the following: {Offense} Misdemeanor {Fine} \$5,000.00, {days} 90.

Section M108.5 Stop Work Order. Insert the following: {minimum} \$50.00, {maximum} \$5,000.00.

CHAPTER 4
VENTILATION

SECTION M403
MECHANICAL VENTILATION

Section M403.3 Outdoor Airflow Rate. Any reference to toilet rooms or bathrooms in Table M403.3 shall be superseded by the following: “All toilet rooms and bathrooms shall provide mechanical exhaust of 50 cfm or 1.10 cfm per 1 square foot of floor space, whichever is greater. This shall be the minimum requirement for intermittent exhaust, and shall be in addition to any continuous exhaust incorporated into the design. Headers or other obstructions at ceiling level shall constitute individual rooms, and separate fans shall be required for each area.”

CHAPTER 6
DUCT SYSTEMS

SECTION M602
PLENUMS

Section M602.3 Stud Cavity and Joist Space Plenums. Delete this section in its entirety, and replace it with the following: “No Stud or joist cavity shall be used as a plenum. All supply and return plenums shall be metal of a proper gauge, sealed at all joints in an approved manner, and shall not be installed outside of the building envelope.”

SECTION M603
DUCT CONSTRUCTION AND INSTALLATION

Section M603.6.1.1 Duct Length. Delete the existing text and replace it with the following: “All flexible ducts shall be limited to 10 feet in length and only allowed when both ends are accessible.”

Section M603.6.2.1 Connector Length. Delete the existing text and replace it with the following: “Flexible connectors shall be limited to 10 feet in length and only permitted when both ends are accessible. Flexible ductwork shall not be permitted in concealed spaces.”

150.06 AMENDMENTS TO THE 2012 INTERNATIONAL FUEL GAS CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Fuel Gas Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Section 101.1 General. Insert “Village of Huntley.”

**SECTION 106
PERMITS**

Section 106.6.2 Fee Schedule. Insert “Refer to the Village of Huntley Fee Schedule, Ordinance # (O) 2005-10.83.”

Section 106.6.3 Fee Refunds. Delete this section in its entirety.

**SECTION 108
VIOLATIONS**

Section 108.4 Violation Penalties. Insert “{Offense} Misdemeanor, {Maximum Fine} \$5,000.00 and {Days} 90.”

Section 108.5 Stop Work Order. Insert “{Minimum Amount} \$50.00 and {Maximum Amount} \$5,000.00.”

**CHAPTER 6
SPECIFIC APPLIANCES**

**SECTION 614
CLOTHES DRYER EXHAUST**

Section 614.1 through 614.8 Clothes Dryer Exhaust. Delete this Section in its entirety, and replace with the following: “Refer to the 2012 International Mechanical Code.”

APPENDICES

Appendices A through D are adopted without any changes.

150.07 AMENDMENTS TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Energy Conservation Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION C101
SCOPE AND GENERAL REQUIREMENTS

Section C101.1 General. Insert “Village of Huntley”

SECTION C108
STOP WORK ORDER

Section C108.4 Stop Work Order. Insert “{minimum fine} \$50.00 and {maximum fine} \$5,000.00”

SECTION R101
SCOPE AND GENERAL REQUIREMENTS

Section R101.1 General. Insert “Village of Huntley”

SECTION R108
STOP WORK ORDER

Section R108.4 Stop Work Order. Insert “{minimum fine} \$50.00 and {maximum fine} \$5,000.00”

150.08 AMENDMENTS TO THE 2012 INTERNATIONAL FIRE CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as the Huntley Fire Protection District Fire Prevention Code, which is an amended version of the 2012 edition of the International Fire Code, as published by the International Code Council is hereby adopted as the regulations governing the safeguard of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the Village of Huntley with such amendments as are hereafter set forth.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Chapter 1, Section 101.1 Title. Add the following: “In all matters pertaining to jurisdictional overlap, the Intergovernmental Agreement (IGA) shall dictate whether the Village of Huntley or the Huntley Fire Protection District take precedent. In cases where the IGA is silent, the Village of Huntley’s rules or requirements shall apply.”

SECTION 104
GENERAL AUTHORITY AND RESPONSIBILITIES

Chapter 1, Section 104.8 Modifications. Add the following to the end of the section: “Exception – Intergovernmental agreement with Municipal Jurisdiction.”

SECTION 108
BOARD OF APPEALS

Chapter 1, Section 108.1 Board of Appeals Established. Add the following to the end of the section: “Exception – Intergovernmental agreement with Municipal Jurisdiction.”

CHAPTER 9
FIRE PROTECTION SYSTEMS

SECTION 903
AUTOMATIC FIRE SPRINKLERS

Chapter 9, Section 903.2 Where Required. Add the following to the end of the first paragraph: “Detached Single Family Residences are specifically exempt from the sprinkler requirements listed herein.”

SECTION 905
STANDPIPE SYSTEMS

Chapter 9, Section 905.3.1 Height. Delete this amendment.

**150.06 AMENDMENTS TO THE 2012 INTERNATIONAL PROPERTY
MAINTENANCE CODE**

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Property Maintenance Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations,

provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1 **ADMINISTRATION**

SECTION 101 **GENERAL**

Section 101.1 Title. Insert “Village of Huntley”

SECTION 103 **DEPARTMENT OF BUILDING SAFETY**

Section 103.5. Insert “Refer to the Fee Schedule for the Village of Huntley”

SECTION 106 **VIOLATIONS**

Add a new Subsection: “Section 106.2.1 Notice of Violations for Section 302.4 Weeds. Whenever the Code Official determines that there is a violation of Section 302.4, a notice of said violation shall be given to the owner, occupant or person responsible, as provided for in Section 107. Future notices of this same violation need not be given again to the same individual or entity so long as the property remains under the same ownership.”

Section 106.4 Penalties. Delete the existing text and replace it with: “Penalties. Any person, firm or corporation who violates any provision of this code, shall, upon conviction, be subject to a fine of not less than \$50.00, nor more than \$500.00, or imprisonment for a term not to exceed 90 days, or both, at the discretion of the court. Each day that the violation continues after due notice has been served, in accordance with the provisions of Section 107, shall be deemed a separate offense.”

SECTION 110 **DEMOLITION REQUIREMENTS**

Add a new Subsection: “Section 110.1.1 Demolition Requirements. All building demolitions shall include the following requirements: A. All foundations shall be completely removed and disposed of. B. All debris shall be hauled off to an approved location for disposal. C. All utility services shall be properly disconnected at their source of supply. D. All wells and septic fields shall be properly capped or disposed of in a manner approved by the County Health Department having jurisdiction. A Certificate of Compliance shall be delivered to the Director of Public Works within 10 days of such action.”

**SECTION 111
BOARD OF APPEALS**

Delete all of Section 111.2 (including 111.2.1 through 111.2.5) and replace it with the following: “Board of Appeals Membership. The Village Board or their designee shall serve as the Board of Appeals on matters pertaining to property maintenance determinations or actions taken by the Authority Having Jurisdiction.”

**SECTION 112
PENALTIES**

Section 112.4 Penalty Fees. Insert “{Minimum Fee} \$50.00 and {Maximum Fee} \$5,000.00”

**CHAPTER 2
DEFINITIONS**

**SECTION 202
GENERAL DEFINITIONS**

Add the following definition: “Noxious Weed – A plant that is considered harmful to animals or the environment. Including Common Ragweed, Giant Ragweed, Marijuana, Musk Thistle, Canada Thistle, Kudzu, Perennial Sow Thistle, Columbus Grass and Johnson Grass.”

**CHAPTER 3
GENERAL REQUIREMENTS**

**SECTION 302
EXTERIOR PROPERTY AREAS**

Section 302.4 Weeds. Delete the first paragraph and replace it with the following: “All premises and exterior of property shall be maintained free from grass, weeds or plant growth in excess of 8” in height. Noxious weeds, (as defined in Section 202) of any height are prohibited. Cultivated flowers and gardens are exempt from this section. Agricultural land shall also be exempt as long as the land is zoned Farm or Agricultural, and is actually farmed, cultivated and in crop production. Undeveloped, non-residentially zoned property shall be maintained as follows: Within forty feet of the road right of way and within forty feet of all occupied adjoining properties, all weeds and plant growth shall be maintained at a height not to exceed 8 inches. All weeds or plant growth more than forty feet from road right of ways or occupied adjoining property may be maintained at a height not to exceed 18 inches. Note: State or Federally protected and identified floodways are exempt from this Section.”

**SECTION 304
EXTERIOR STRUCTURE**

Section 304.14 Insect Screens. Insert the following dates: {Start} April 1 and {End} November 31.

CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 602
HEATING FACILITIES

Section 602.3 Heat Supply. Insert the following dates: {Start} September 1 and {End} May 31.

Section 602.4 Occupiable Work Space. Insert the following dates: {Start} September 1 and {End} May 31.

150.10 ADOPTION OF THE 2014 ILLINOIS PLUMBING CODE

(A) Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of Huntley hereby adopts by reference as criteria for the required permits and for the installation, alteration, construction, addition to or depletion from, reconstruction, repair or modification to any plumbing, sewer or combination thereof, systems or components within the jurisdictional boundaries of the Village of Huntley, State of Illinois, Department of Public Health regulations known commonly as the 2014 edition of the State Plumbing Code as published.

150.11 ADOPTION OF THE 2011 NATIONAL ELECTRIC CODE

(A) Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of Huntley hereby adopts by reference as criteria for the required permits and for the installation, alteration, construction, addition to or depletion from, reconstruction, repair or modification to any electrical system, component, device or combination thereof, within the jurisdictional boundaries of the Village, the 2011 version of the National Electrical Code as published and amended herewith:

ARTICLE 110
REQUIREMENTS FOR ELECTRICAL INSTALLATIONS

110-8 Wiring Methods. Add the following to the existing text:

- (1) All branch circuit conductors shall be spliced in such a manner as to provide a single conductor for the connection to any electrical device screw terminal. In a typical wiring installation where the branch circuit conductors are cut at the junction box, the conductors shall be spliced in such a manner as to provide a jumper wire to properly attach to the device.
- (2) The continuity of any branch circuit conductor including any identified grounded neutral conductor shall not depend upon device connections such as lamp holders, receptacles, etc., where the removal of such devices would interrupt continuity.
- (3) No more than 1 conductor shall be connected to a single screw terminal on any electrical device unless the device is specifically designed and approved for such use.

- (4) The use of aluminum wiring is strictly prohibited.
- (5) Flexible conduits are not allowed without written approval of the electrical inspector. E.M.T. conduit will be used, at a minimum, in all instances.

110-9 Interrupting Rating. Add the following text:

In all non-residential structures, all panel boards and circuit breakers shall be of the bolt on type.

ARTICLE 210 **BRANCH CIRCUITS**

210-52 (E) Outdoor Outlets. Add the following text:

- (1) A minimum of 1 switched exterior weatherproofed GFCI duplex receptacle shall be installed at the front of any dwelling unit.
- (2) A minimum of 1 exterior weatherproof GFCI duplex receptacle shall be installed on the exterior of any directly connected deck, porch, patio, balcony, sunroom, screened in porch or similar structure.

210-52 (F) Laundry Areas. Add the following text:

- (1) A minimum of 1 additional convenience receptacle will be added to all laundry rooms in addition to the required laundry receptacle. This additional receptacle will be G.F.C.I. protected if it is within 6 feet of the sink or hose connection for the laundry.

210-52 (G) Basements and Garages. Add the following text:

- (1) A minimum of 1 GFCI protected duplex receptacle shall be installed on each inside wall of any garage. A minimum of one G.F.C.I. protected receptacle will be required in all unfinished basements in addition to the receptacle required by Section 210-52 (I).
- (2) A minimum of 1 duplex receptacle shall be installed in each ceiling bay area of the attached garage for existing or future door openers.

210-52 (I) Other Locations. Add the following text:

- (1) A GFCI protected receptacle shall be installed within three feet (3') of the main panelboard on a separate circuit. This receptacle will be in addition to the one (1) receptacle required by Section 210-52 (G).
- (2) A receptacle shall be located in each attic space near the required access point to the attic. (See 210-70 (A) (3)).

210-70 Lighting Outlets Required.

(A) Dwelling Units: Add the following text:

- (3) Storage or Equipment Spaces: The attic light fixture or required attic receptacle will be fed by a conduit that is connected directly to the panelboard and this home run will contain only the circuit for the attic. The rafter or truss adjacent to the attic light fixture and receptacle will be permanently marked with the words "Home Run to Panel".

(4) Closets: At least one wall switch controlled lighting outlet shall be installed in every closet, storage area, utility room and laundry room of 6 square feet or larger.

(5) Garages: All attached garages and detached garages with electrical power shall have a minimum of 1 ceiling lighting fixture installed per bay (i.e., in a three car garage, three fixtures will be required). A wall switch shall control all ceiling mounted lighting fixtures, independent from any receptacle used for garage door opener. Where more than 1 entrance is provided, all ceiling lighting fixtures shall be switched at all entrances to the garage.

(6) Basements:

(a) When panelboards are installed in basement areas there shall be a minimum of (one) 1 lighting fixture installed in the vicinity of the panelboard cover and shall not be placed upon another lighting circuit within the basement.

(b) A minimum of 1 lighting fixture shall be installed over any laundry tub or laundry equipment located in any basement area.

(7) Other Areas:

(a) An additional switched exterior lighting fixture shall be installed in the immediate vicinity of the entrance to decks, patios, balconies, sunrooms and screened porches for the purpose of providing illumination to these areas.

Switching devices for these exterior lighting fixtures shall be located in a readily accessible location, within the building adjacent to the entrance to said areas.

(b) Fixtures over Sinks: A wall switched lighting fixture is required over any and all sinks. G.F.C.I. protection shall be required for all fixtures installed over sinks.

ARTICLE 230 **SERVICES**

II. Overhead Service Drop Conductors. Delete the complete text of Section II and replace with the following text:

Overhead electrical services are prohibited within the Village of Huntley. Unless extreme hardship can be shown, and only with written permission from the Building Official allowing the use of an overhead drop, all new electrical services and service upgrades must be installed underground.

230-50 Protection from physical damage. Add the following text:

All installations of conductors from point of utility supply (Source) shall be installed along lot lines and within easements and will exit the established easements at 90 degree angles to the service connection on the structure.

230-79 Rating of Service Disconnecting Means. Add the following text:

(C) For all detached single-family dwellings, the service disconnecting means shall have a rating of not less than two hundred (200) amperes.

(D) Change 60 Amperes to 100 Amperes.

ARTICLE 310
CONDUCTORS FOR GENERAL WIRING

310.1 Scope. Replace the existing text with:

Conductors in this article shall be exclusively of copper.

Exception: Public utility companies may utilize aluminum, copper clad aluminum or copper.

150.12 ADOPTION OF THE ILLINOIS ACCESSIBILITY CODE

(A) Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of Huntley hereby adopts by reference the Illinois Accessibility Code/Latest Edition as published by the State of Illinois, be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted made a part hereof as if fully set forth in this article.

FILLING, GRADING, & EXCAVATING

Huntley – Land Usage

FILLING, GRADING, AND EXCAVATING

§ 150.20 DEFINITIONS

For the purpose of this subchapter, the following terms shall have the meanings provided in this section:

EXCAVATION. Removal, stripping, or disturbing of soil, earth, sand, rock, gravel, or other similar substance from the ground.

FILLING. The placing of any soil, earth, sand, rock, gravel, or other similar substance on the ground.

GRADING. Any operation involving either excavation and/or filling.

GROUND. This term shall include, but shall not be limited to, land below mean high water line, natural watercourse, and the banks and beds of any river, stream, or lake.

§ 150.21 REGULATIONS

(A) No excavation, grading, or filling shall be commenced in the Village, except as herein provided, and then only in compliance with the requirements, standards, and conditions contained.

(B) The provisions of this subchapter shall not be construed as permitting the applicant to carry on any commercial operation or business, or use any premises or building or structures thereon for any purpose not permitted by other provisions of this subchapter or the zoning code. For the purpose of this section, an excavation shall not be considered a commercial operation or business if the excavation is incidental to and necessary for the establishment or operation of a use permitted in the applicable zoning district.

(C) The provisions of this subchapter shall apply to all excavations, grading, or filling operations which are being worked at the time this subchapter goes into effect except as provided in § 150.23 and except that any existing operation shall be completed within one year from the effective date of this subchapter provided that written notice of intention to continue such operation for said time is filed with the Building Department and approved by the Village Board within 30 days after the effective date of such date without first securing a permit therefore as hereinafter provided, and such operation shall be subject to all of the provisions of this subchapter.

Penalty, see § 150.99

Building Regulations

§ 150.22 PERMIT REQUIRED

Except as provided in § 150.23, a permit shall be required for every excavation, grading, or filling as defined herein.

Penalty, see § 150.99

§ 150.23 PERMIT EXCEPTIONS

No permit shall be required for the following classes of excavation, grading, or filling operations.

(A) *Building permit.* Under provisions of a duly issued building permit.

(B) *Incidental excavations, grading, or filling.* Excavation and removal of excavated material, and filling, shall be permitted in any zone provided such operation is clearly incidental to the improvement of the property, and consists of less than two cubic yards of material and the area is graded and covered by revegetation or other suitable means.

(C) *Excavation for streets and drains.* Necessary grading, removal, or excavation of topsoil or other materials shall be permitted within the limits of the right-of-way or slope rights of any existing street, or for the purpose of constructing streets and other related improvements within the area of subdivision plans approved by the Village Board, which subdivision plans shall establish the elevations and grades of said streets and/or the location of the improvements, and for which a “street construction permit” or a “drain connection permit” has been issued.

(D) *Other construction work.* Construction work relating to drains, utilities, or sanitary sewerage systems for which a street opening and/or other necessary permit has been issued by the Village Building Department.

(E) *Farming.* The provisions of this section shall not be construed as prohibiting or limiting the lawful use of land for farming, nurseries, or gardening, or similar agricultural or horticultural use in any agriculturally zoned district where and as permitted by the zoning code.

§ 150.24 APPLICATION PROCEDURE

(A) Application for such permit shall be made by property owner or his authorized agent, and shall be made to the Building Inspector as enforcement officer, on forms provided by that department.

(B) An application form shall be accompanied by a detailed statement of proposed work and the purpose and why the excavation, grading, and/or filling is clearly incidental to the improvement of the property. An application shall be accompanied by the following:

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(1) Three sets of maps and plans with specifications showing proposed excavation, grading, or filling. Such plans shall be prepared by and shall bear the seal of a licensed engineer, except when engineering design for excavation or construction is unnecessary to assure compliance with the standards established by this regulation, in which event, such plans may be prepared by a licensed surveyor. All such plans shall be drawn to a scale of not less than one inch = 50 feet and shall show the following:

- (a) Full name and address of owner of property.
- (b) Description of property by street address and tax assessor designation to include property identification numbers.
- (c) The location of the premises and its geographic relation to neighboring properties, showing all buildings and roads within 100 feet of the boundaries of the plot on which the excavation, grading, or filling is proposed.
- (d) The portion of the property that is to be excavated, graded, or filled with excavated material.
- (e) The estimated maximum quantity of material to be excavated, graded, or filled, and the estimated part thereof that will be used for grading or filling.
- (f) When applicable, the location and depth of any well situated within 50 feet of the proposed excavation and/or filling.
- (g) When applicable, the location of any sewerage disposal system or underground utility line, any part of which is within fifty feet of the proposed excavation, grading, or filling area and the location of any gas transmission pipe line, any part of which is within 100 feet of the proposed excavation, grading, or filling area.
- (h) Existing topography of the premises at a contour interval of not more than one foot and the proposed final contours of existing and final elevations at intervals of not more than one foot.
- (i) The location and present status of any previously permitted excavation operations on the property.
- (j) The details of any drainage system proposed to be installed and maintained by the applicant, designed to provide for proper surface drainage of the land, both during the performance of the work applied for and after the completion thereof.

Building Regulations

(k) If the proposed excavation and/or filling is for the purpose of constructing a lake or pond, the details of the proposed dam or other structures and the embankments intended to impound the water, together with the details and location of proposed discharge through a valved outlet for drainage purposes, and the proposed level of any impounded water. Any proposal involving the construction of a dam for the impoundment of water must be approved by the state authorities, if and where necessary, and such approval shall be obtained prior to the issuance of a permit hereunder.

(l) Details of soil preparation and of revegetation of or other methods of soil erosion control.

(m) Proposed truck and equipment access ways to the work site.

(n) A statement from the property owner or his agent assuming full responsibility for the performance of the operation as stated in the application. This statement shall also contain an assurance that all village property and/or village roads will be protected adequately and cleaned daily at the minimum. If, in the opinion of the Building Inspector the village property and/or roads require cleaning, the contractor/owner shall be responsible for such cleaning activity, immediately upon notice.

(2) (a) For excavations, grading, or filling of more than 250 yards of material, a performance bond in form and with surety approved by the Village Board in such amount it shall deem sufficient to insure completion of all work following excavation, grading, or filling pursuant to the conditions of approval, provided the village may accept and deposit a certified or bank officer's check payable to the village in the same amount in lieu of such bond.

(b) For excavations less than 250 yards of material, a performance bond in the amount of \$10,000 shall be mandatory.

(3) A fee to cover the cost of permit and inspections based on a rate of \$10 per 1,000 cubic yards of material or fraction thereof to be excavated, graded, or filled, with a minimum fee of \$50.

(4) (a) Upon receipt of the application and plan, the Village Board shall establish the amount of the performance bond, if any, and if the application and plan comply with the standards contained in this subchapter, the Village Board shall direct the Building Inspector to issue a permit in accordance therewith. In acting on such an application and plan, the Village Board shall be guided by and shall take into consideration the public health, safety, and general welfare and particular consideration shall be given as to whether the plan will create any of the following conditions:

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1. Interfere with surface water flow and drainage.
2. Interfere with lateral supports and slopes.
3. Cause erosion, alteration of the natural topography and grade of land, depletion of natural deposits of topsoil and other natural material, disturbance of the plant and wildlife, creation of nuisances and dangerous open pits, creation of stagnant water pools.
4. Interfere with mean high water on riparian properties.

(b) The Village Board may impose such conditions or requirements upon the issuance of a permit as it deems necessary or proper to assure faithful compliance with this subchapter. All outside agency reviews and/or inspections fees shall be paid by the permittee.

(5) A permit issued under this section shall expire one year from the date of issuance, except that the Village Board may, for due cause shown, extend any permit for one year periods after complete review of all plans and examination of work accomplished and proposed, provided application is made at least 30 days prior to the expiration date of such permit. In no case shall a permit be extended if the provisions of this subchapter have not been complied with, provided, however, that in connection with continuing operations, the Village Board may waive, for one year periods, those requirements which would make continuing operations impractical.
Penalty, see § 150.99

§ 150.25 PROHIBITED EXCAVATION, GRADING, OR FILLING

No excavation grading or filling shall be permitted which would interfere with the natural drainage of the general area surrounding the site. All existing watercourses shall be preserved, except that such watercourses may be relocated or piped, provided that there will not thereby be created any interference with the riparian and drainage rights or easements of other property owners, and provided further that no drainage shall be made onto public land or connected with public facilities without the express approval of the Village Board, except with respect to land controlled by any other separate governing body that does not fall under village jurisdiction, in which event such approval shall be obtained from those other governing bodies.
Penalty, see § 150.99

Building Regulations

§ 150.26 STANDARDS

Approval of plans and specifications for excavations shall be based upon the following standards:

(A) In residential districts no excavation, grading, or filling shall be permitted within 20 feet of an existing or approved street or property line except to conform to approximate street grade, or approved subdivision drainage/grading plans.

(B) In residential districts finished slopes of an excavation shall not exceed 1:1 ½ (vertical to horizontal) in undisturbed earth, 1:2 earth fill, and 4:1 in rock cut, whether or not ground surface will be below water.

(C) In other districts the same standards shall apply, except that vertical slopes shall be permitted if adequate retaining walls and protective fences are provided when needed.

(D) Truck and equipment access ways to the site of the operation shall be located so as to minimize danger to traffic and nuisance to surrounding properties. Such access shall be kept either wet or treated with chemical dust deterrents, or paved, to the extent necessary to prevent any dust nuisance to surrounding properties. All such access ways shall be clearly marked with signs and shall be posted approximately 200 feet distant from such access ways or other traveled areas. Such signs shall read, "Caution, Trucks Entering and Leaving Roadway" and be of size, type, coloring, lettering, and format used by the highway department of the village or state.

(E) Excavations shall not interfere with public or private utility systems and shall not create or aggravate any condition detrimental to the public health and safety.
Penalty, see § 150.99

§ 150.27 OPERATIONS

(A) Processing of any kind on the excavation site or the erection or use of any structure thereon, such as, but not limited to hoppers, washers, crushers, or sheds, except simple screens to remove oversized aggregates during loading, shall be deemed a commercial use and are hereby prohibited, except as provided for by Village Board approval.

(B) Except as otherwise provided in § 150.23, no storage area may be created or maintained in connection with an excavation, grading, or filling operation except that under a duly issued permit, an owner or his contractor shall be allowed temporarily to store such material incidental to the operation, but such storage shall not be for a longer term than the term of the permit issued.

(C) It shall be unlawful to keep or store any trucks, machinery, or equipment on any property or street after completion of the operation. All such trucks, machinery, or equipment shall be removed from such property within ten days after completion of the work.

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(D) No operation shall be permitted on Sundays or holidays, nor before 7:00 a.m. or after 6:00 p.m. on other days.

(E) Barricades and lights shall be erected where necessary to protect pedestrians and vehicles during the period of operations.

(F) All R.O.W.S. to be cleaned daily of any materials deposited on said R.O.W. Penalty, see § 150.99

§ 150.28 FINISHED GRADING ON FILL OPERATIONS; RE-ESTABLISHMENT OF SITE ON EXCAVATION AND REMOVAL OPERATIONS

Upon completion of the work allowed by permit, the permittee shall comply with the applicable provisions of the following:

(A) All pits, quarries, holes, or other excavated areas shall be refilled with, and no new filling operation shall be conducted with any material except clean, nonburnable fill containing no trash, refuse, or harmful matter, and such excavated areas and new filling operations shall be graded to the level of adjoining properties, or to an elevation from which all surface and other waters collected therein may find natural drainage therefrom. Excess material shall either be removed from the premises or leveled and covered with topsoil and seeded as hereinafter provided.

(B) If the proposed method of soil erosion control is by revegetation the specifications for the work shall provide that any layer of topsoil over the area to be excavated, graded, or filled shall be set aside and retained on the premises in sufficient quantity to cover all surfaces which will remain exposed except rock, to a depth of at least six inches, with topsoil added if necessary to make up any deficiency. The specifications shall also provide that at the completion of respreading of topsoil it shall immediately be harrowed or raked to establish a seed bed and shall be seeded for grass, permanent pasture mixture, or other approved fast-growing vegetation and shall be repeated as often as necessary until the area is stabilized.

(C) In the case of extended operations, except for access drives, and the accrual work area, the completed portion of the excavation, filling, or grading operation shall be subject to the provisions of division (B) of this section and the operation shall be completed prior to the reissuance of the permit under § 150.24(B)(5).

(D) Where a permit has been issued for the excavation of a lake or pond, the provisions of this section applicable to seeding shall not apply to that part of the excavation below the high watermark of such lake or pond.

Building Regulations

(E) (1) The applicant shall notify the Village Engineer of the following, when and as completed:

- (a) Rough grading;
- (b) Final grading before seeding; and
- (c) All re-establishment and construction work.

(2) The Village Engineer upon such notification shall make field inspections on the site before rough grading, after final grading, before seeding and at completion to determine if work in progress and the completed operation have been performed in accordance with this subchapter. The Village Engineer shall inspect and approve compliance with this subchapter, and notify the Village Board in written form of its acceptance and approvals. All costs incurred by the Village Engineer or representative shall be paid for by the permittee.

Penalty, see § 150.99

**PERMIT FEES &
COMPLIANCE BONDS**

Huntley – Land Usage

§ 150.40 BUILDING PERMIT FEES

The Village's building permit fee schedule and any amendments thereto, is hereby adopted by reference and incorporated as if set out at length herein. Copies of the fee schedule are on file in the office of the Village Clerk and are available for public inspection.

§ 150.41 COMPLIANCE BOND REQUIRED

(A) A cash compliance bond shall be deposited with the Village Clerk at the time a building permit is issued. No building permit shall be issued without the payment of the compliance bond. If no building permit is required said bond shall be posted upon the application for a certificate of occupancy.

(B) A bond is required on all building constructions or improvements in excess of \$5,000. The bond shall be 1% of the estimated cost of construction up to and including \$500,000 and one half of 1% over \$500,000. The minimum bond is \$50.

(C) This cash bond shall be forfeited to the Village in whole or part at the discretion of the Building Official when a violation of any code or ordinance persists for more than a 24-hour period after written notification of such violation is delivered to the person or party who presented the bond or their representatives as described on the building permit. Such forfeiture shall not impair the Village's right to enforce any and all other remedies available to it by reason of said violation of this section, including the right to recover a fine, penalty, or seek injunctive relief.

(D) No cash bond shall be required for the installation of fences, sheds, decks, patios, sidewalks, gazebos, pergolas, irrigation systems, second water meters, and driveways on private property in residentially zoned one and two-family areas, unless the Building Official deems it a necessity to assure compliance.

(E) Compliance bond refunds, in any amount, shall be authorized by the Building Official.

(F) This cash bond requirement is in addition to any other letters of credit or surety bond required by the Village.

EXCEPTION: At the option of the developer (or permittee), at the time of permit request, the developer can deposit a \$50,000 cash bond in lieu of the individual compliance bonds required with each permit for the construction of single family dwelling units. The Village becomes the sole proprietor of any compliance bond funds during the duration of the permit requirement and any such interest earned resulting from the deposits of such funds shall also become the sole property of the Village. This exception applies only to developments of more than 300 units contained within a development site.

Penalty, see § 150.99

**LOT DRAINAGE &
GRADE REQUIREMENTS**

Building Regulations

LOT DRAINAGE AND GRADE REQUIREMENTS

§ 150.60 GENERAL LOT GRADE MAXIMUMS

No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grade of the lots on either side abutting such lot, without an engineered design, approved by the Village Engineer.

Penalty, see §150.99

§ 150.61 FOUNDATION GRADES AND RULES

(A) All foundation grades shall be established in such manner as to achieve the free, natural, and unobstructed flow of surface water, away from the buildings.

(1) *Foundation elevations.* Minimum 18" above:

- (a) Highest elevation of c/1 of street at boundary of lot; or
- (b) Highest elevation of back of curb at boundary of lot.

(2) *Foundation exposure.*

(a) 6" minimum exposure required for any building except foundations with 4" or greater brick ledges, in such case, a 3" minimum exposure would be required below the bottom of the brick course.

(b) Hard surface applications around the perimeter of any building shall be a minimum of 3" below top of foundation, or bottom of brick ledge. There shall also be an approved expansion application between any concrete surfaces that abuts any foundation.

(B) The Building Official shall, from time to time, promulgate detailed rules, not inconsistent with this subchapter, for the purpose of determining foundation grades. Such rules shall become effective by filing same in the office of the Village Clerk. Any party seeking a variance from the rules shall file a written petition for variance with the Village Clerk. All such variances shall be considered by the Building Code Committee.

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(C) Every application for a building permit shall show the foundation grade and set forth a grading plan for the proposed construction of the entire lot, determined in accordance with this subchapter and rules established pursuant thereto. No building permit shall be issued unless such a foundation grade and grading plan is in accordance with the provisions of this subchapter and rules issued hereunder. This particular requirement shall be waived only by written approval of the Building Official.

Penalty, see § 150.99

§ 150.62 SUBDIVISION GRADE PLANS

The provisions of §§ 150.60 and 150.61 shall be supplemental to subdivision regulations adopted from time to time by the Village respecting any subdivision approved pursuant to the provisions of the regulations. No building permit shall be issued by the Building Official unless he has on file an approved lot grading plan for such subdivision.

Penalty, see § 150.99

§ 150.63 CONFORMITY WITH LOT GRADING PLAN

(A) *Requirement.* Every building constructed in a location for which a lot grading plan is on file, pursuant to the provisions of § 150.62 shall conform to the Lot Grading Plan.

(B) *Plat required when footing and foundation is completed.* A plat of the piece or parcel of land, lot, lots, block, or blocks, or parts or portions thereof, drawn to a scale showing the actual dimensions of the land parcel, location of all buildings and improvements, including excavations and foundation walls, and the elevation of the top of foundation with respect to United States Geological Survey (U.S.G.S.) Datum, and certified by a Registered Land Surveyor licensed by the state as a true copy of the piece or parcel, registered or recorded plat of such land shall be submitted to the Development Services Department for review and approval of the foundation elevation and location immediately after the foundation walls have been completed. Construction shall not commence on any completed foundation walls until the foundation wall elevations shown on the plat have been reviewed and accepted by the Village Engineer. Acceptance of the location and elevation of foundation walls shall be shown by a stamp marked, “APPROVED, Huntley Building Department,” with the date and signature of the Building Official.

Penalty, see § 150.99

§ 150.64 COMPLIANCE REQUIRED PRIOR TO OCCUPANCY PERMIT

(A) No occupancy permit or other indication of approval of new construction shall be issued or given by the Building Official until all grade requirements set forth in this subchapter have been met.

(B) Additionally, the following requirements must be met before an occupancy permit is issued:

(1) Final (as-built) surveys of the lot grading which show substantial compliance with the approved permit survey must be submitted and approved by the Building Department and Village Engineer. The surveys shall be prepared by a Registered Land Surveyor. An occupancy permit shall not be issued if the property is not in compliance with the subdivision grading plan and permit survey. This particular requirement shall be waived only by written approval of the Building Commissioner.

(2) The applicant, developer, contractor, or builder shall sell a final product to the buyer. Landscaping, specifically sod and/or all grass areas, shall be capable of being cut or mowed which would confirm compliance with erosion control requirements prior to the issuance of an occupancy permit. The hard surface applications, such as the driveway, apron, and sidewalks shall be in place and approved. During winter weather, a cash performance bond reflecting actual construction costs, or approximately \$2,500.00 (whichever is greater), shall be posted with the Village of Huntley until the compliance is made. Landscaping, including sod, shall be in place prior to the issuance of an occupancy permit.

(3) The applicant, i.e., the developer, contractor, and builder shall provide to the Village, prior to closing, a statement signed by the buyer/owner, stating that grades of the property purchased shall not be altered without a duly issued permit. The statement shall additionally inform the buyer that any other improvements to the property shall require permits and the buyer/owner is responsible for acquiring permits prior to any construction of such improvements.

(4) Final inspections required by the Development Services Department, Engineering Department, and Public Works Department shall be performed concurrently. Penalty, see § 150.99

§ 150.65 ALTERING GRADE LEVELS

No grades within the Village shall be disturbed or otherwise altered except as allowed pursuant to a permit issued by the Building Department.
Penalty, see § 150.99

§ 150.66 CHANGE IN GRADING

Any change in grading done without authorization of Development Services Department shall be regarded and restored to its original approved grades, at owner's expense. If not completed within 14 days, regrading may be ordered by the Village and charged to owner. Penalty, see § 150.99

§ 150.67 GENERAL LOT DRAINAGE REQUIREMENTS

(A) All lots, other than residentially zoned properties, shall be drained into Village approved drainage structures or areas of containment within the lot. Drainage to lots that abut the lot shall be strictly prohibited unless those lots are designed to accommodate such drainage as approved by Village Engineer and Village Board. The passage of drainage to other lots shall be documented as drainage easements and shall not be obstructed or altered from its designed use.

(B) Residentially zoned lots shall be graded and drained in such a manner as not to allow any drainage onto those lots which abut such lot. Drainage shall be directed into Village approved drainage swales and/or easements provided for and approved for such use. The passage of drainage to other lots shall be documented as drainage easements or swales and shall not be obstructed or altered from its designed use.

(C) Drainage of any lot shall not be directed into any right of way unless approved by the Village Engineer and Village Board.

(D) All structure drainage downspouts shall be directed away from adjoining properties. Any downspout that is directed to lot lines shall be five feet away from lot line and draining onto absorbent soil and/or into approved swales designed to direct overland flow away from adjoining properties.

(E) Sump Pump discharge outlets:

(1) Shall be directed away from adjoining properties onto own property or into approved drainage swales or easements;

(2) Shall only be directed into rear yards unless approved otherwise by Building Inspector in written form;

(3) Shall be connected to storm drainage systems in an approved, designed manner;

(4) Shall not be connected to sanitary sewer system or septic sewer system; and

(5) Shall not be directed onto or into any public right-of-way.
Penalty, see § 150.99

**WASTE HOLDING
FACILITIES**

Building Regulations

WASTE HOLDING FACILITIES

§ 150.75 DEFINITION

For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

REFUSE COLLECTION AREA. Any land or area where refuse is stored in approved enclosures such as “garbage cans,” “garbage dumpsters,” or grease containers until removed by a refuse disposal service.

§ 150.76 APPLICATION

This subchapter shall apply to all lands and properties other than those used or developed as single family or attached single family dwelling units.

§ 150.77 SCREENING REQUIRED

All refuse disposal and grease storage containers shall be screened on four sides. The screening shall consist of a solid commercial-grade wood fence, masonry wall, or equivalent material (not chain link with plastic inserts) with one or more sides containing a solid gate with single or double doors. The height of the screening shall be between six and seven feet. Penalty, see § 150.99

§ 150.78 ENCLOSURE TO BE USED ONLY FOR REFUSE

The enclosure shall be used strictly for the confinement of refuse and grease containers and shall not be used for the outside storage of any other materials or equipment. Penalty, see § 150.99

§ 150.79 LOCATION OF ENCLOSURE

(A) A refuse disposal area shall not be located in front of a building.

(B) The gate side of the enclosure shall be oriented so that, to the greatest extent possible, it does not face towards an abutting property.

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(C) All refuse disposal, grease storage containers, and compactors shall be located on an impervious surface.

(D) No refuse collection area shall be located within a required front, side, or rear setback; over an easement; or within 10 feet of back yard in the zoning classifications which do not require rear yard setbacks.

Penalty, see § 150.99

§ 150.80 MAINTENANCE OF CONTAINERS

All containers shall be well maintained and painted.

Penalty, see § 150.99

**ADMINISTRATION &
ENFORCEMENT**

Building Regulations

ADMINISTRATION AND ENFORCEMENT

§ 150.90 ENFORCEMENT

(A) The Building Official and all inspection staff, along with the Police Department personnel shall enforce the provisions of this chapter, and in connection therewith, they shall possess all of the enforcement powers and authority conferred upon him by the laws of the State of Illinois, and the ordinances of the Village of Huntley, including but not limited to the power to arrest and detain.

(B) Nothing in this chapter or in the codes hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this chapter; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this chapter.

§ 150.91 APPEALS

(A) Any person, firm, or corporation affected by any notice of the Development Services Department which has been issued for enforcement of any provision of this chapter or of any rule or regulation adopted pursuant thereto shall be granted a hearing on the matter before the Village Board, provided that such person shall file in the office of the Village Clerk a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within 10 days after the day the notice was served.

(B) Upon receipt of such petition the Village Clerk shall set a time and place for such hearing and give the petitioner written notifications thereof. At such hearing the petitioner shall be given an opportunity to be heard and show why such notice should be modified or withdrawn. The hearing shall be held not more than 30 days and not less than 15 days from the day on which the petition was filed. Upon request by the petitioner, the Village Clerk may postpone the date of the hearing a reasonable time beyond such 30 day period, if in his/her judgment the petitioner has submitted a good and sufficient reason for such postponement.

§ 150.99 PENALTY

(A) Any person violating any of the provisions of this chapter, unless a different fine is established, shall be fined not less than \$50 nor more than \$5,000 for each offense. A separate offense shall be deemed committed each day during or on which a violation continues or occurs.

(B) Any person, firm, or corporation violating the provisions of § 150.51 shall be fined not less than \$50 nor more than \$500 for each offense, and a separate offense shall be deemed committed on each day during which a violation occurs or continues and suffer the penalty of having his license suspended or revoked for any such violation. Revocation shall be in writing signed by the Building Official.