

**CHAPTER 6**

**BUILDING CODE**

**ARTICLE I**

**BUILDING CODE ADOPTED**

**6-1-1**        **ADOPTION OF BUILDING CODE.** A certain document, **one (1) copy** of which is on file in the office of the City Clerk of the City being marked and designated as "The International Building Code (2009)" as published by The Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Building Code of the City for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in **Section 6-1-2** of this Article. **(Ord. No. 12-9; 05-14-12)**

**6-1-2**        **ADDITIONS, INSERTIONS, AND CHANGES.** The following sections are hereby revised as follows:

Section 100.1 (page 1, second line). Insert: City of Sullivan.

Section 103.4 (page 3, first line). Insert: November 1, 2000.

Section 114.3.1 (page 11, third line). Insert: See Schedule "A".

Section 117.4 (page 13, fifth, sixth and seventh lines). Insert: Offense, \$750.00, "No".

Section 118.2 (page 13, fourth and fifth lines).        Insert: "\$50.00 or more than \$750.00".

Section 123.3 (page 17, second line). Insert "\$50.00".

Section R313 shall be deleted.

Section 2906.1 (page 438, first, second and third lines). Insert: See Schedule "A".

**(Ord. No. 23-3; 01-23-23)**

**6-1-3**        **RESIDENTIAL REAL ESTATE PERMITS.**

(A)        **Permit Required.** A building permit is required for all residential building construction in the City according to the regulations, provisions, penalties, conditions and terms of the International Building Code (2009): **(Ord. No. 12-9; 05-14-12)**

(1)        The building permit procedure shall be as follows:

(a)        Building permit application shall be issued by the Zoning Administrator.

(b)        The application shall be returned to the City Building.

(c)        The City Building Office shall issue a number for the application.

(d)        A copy of the application goes to each of the Foreman involved in the project, namely: gas, water & sewer, electric and street departments. **(Ord. No. 21-12; 09-27-21)**

- (e) The building permit shall be returned to the City Building within **two (2) working days**.
- (f) The building permit shall be issued by the City Building Office with a number assigned and a collection of **Twenty-Five Dollars (\$25.00)** for this permit.
- (g) After a building permit is issued there shall be inspections of the electrical (rough-in and final), plumbing, (rough-in and final), structure, foundation, and footing systems, where applicable. In addition thereto, if there is slab-type construction, there shall be an additional inspection of below-slab plumbing and piping prior to covering with slab base material. The inspection fees for Residential Real Estate Permits shall be charged pursuant to the schedule of fees as found in Schedule "A" attached to this Chapter and shall be paid at the time the building permit is issued. **(Ord. No. 23-44; 12-27-23)**
- (h) After each inspection is made for electrical, plumbing, structure, footing and foundation, and if applicable, under-slab plumbing, the reports shall be attached to the building permit. **(Ord. No. 15-1; 02-09-15)**
- (2) Each Foreman shall sign the Building Permit application to show that they have reviewed the application. **(Attach a copy of Section 6-1-3 from City Code on permit procedure.) (Ord. No. 21-12; 09-27-21)**
- (3) The permit form is found in **Appendix "A"**.
- (4) All easements shall be checked and complied with:
  - Electric - Section 11-2-5
  - Gas - Section 17-2-4
  - Water - Section 38-3-23
  - Sewer - Section 38-5-39

(B) **Residential Real Estate Structure Permit.** A structure permit is required for all residential real estate building construction in the City as a part of the **Building Code, Chapter 6, Article I** for the City.

- (1) The Structure Permit Procedure shall be as follows:
  - (a) The City Building Office shall issue the structure permit form.
  - (b) The City Inspector shall make an inspection of the structure. The inspection fees for Residential Real Estate Structure Permits shall be charged pursuant to the schedule of fees as found in Schedule "A" attached to this Chapter. The fee shall be paid along with building permit, plumbing, electrical and footing inspection fees. **(Ord. No. 23-44; 12-27-23)**
  - (c) The report of the City Inspector shall be attached to the permit form.
  - (d) The permit form shall be returned with the inspection report attached to the City Building.

**BUILDING CODE 6-1-3**

- (e) The Foreman of the electrical, water & sewer, gas and street departments shall sign the form. **(Ord. No. 21-12; 09-27-21)**

- (f) Upon completion of the above, a number shall be assigned. The number assigned shall be building permit number for the project with the number followed by "S" for structure.

- (2) The permit form is found in **Appendix "A"**. **(Ord. No. 12-9; 05-14-12)**

(C) **Residential Real Estate Footing Permit.** A footing permit is required for all residential real estate building construction in the City as a part of the **Building Code, Chapter 6, Article I** for the City.

- (1) The Footing Permit Procedure shall be as follows:
  - (a) The City Building Office shall issue the footing permit form.
  - (b) The City Inspector shall make an inspection of footings before and after pouring. A fee pursuant to the schedule of fees as found in Schedule "A" will be charged for this inspection. A separate inspection will be made for the foundation before and after completion. A fee for this inspection shall also be charged pursuant to the schedule of fees found in Schedule "A" attached to this Chapter. These fees shall be paid along with the building, plumbing, electrical and structure permits. **(Ord. No. 23-44; 12-27-23)**
  - (c) The report of the City Inspector shall be attached to the permit form.
  - (d) The permit form shall be returned with the inspection report attached to the City Building.
  - (e) The Foreman of the electrical, water & sewer, gas and street departments shall sign the form. **(Ord. No. 21-12; 09-27-21)**
  - (f) Upon completion of the above, a number shall be assigned. The number assigned shall be the building permit number for the project with the number followed by "F" for footings.
- (2) The permit form is found in **Appendix "A"**. **(Ord. No. 12-9; 05-14-12)**

**(Ord. No. 07-30; 12-26-07)**

**6-1-4 COMMERCIAL AND INDUSTRIAL REAL ESTATE PERMITS.**

(A) **Permit Required.** A building permit is required for all commercial and industrial building construction in the City according to the regulations, provisions, penalties, conditions and terms of the International Building Code (2009): **(Ord. No. 12-9; 05-14-12)**

- (1) The building permit procedure shall be as follows:
  - (a) The building permit application shall be issued by Zoning Administrator.
  - (b) The application shall be returned to the City Building.
  - (c) The City Building Office shall issue a number for the application.

- (d) A copy of the application shall go to each of Foremen involved in the project, namely: gas, water & sewer, electric and street departments. **(Ord. No. 21-12; 09-27-21)**
- (e) The building permit shall be returned to the City Building within **two (2) working days**.
- (f) The building permit shall be issued by the City Building Office with a number assigned for this permit.
- (g) After a building permit is issued there shall be inspections of the electrical (rough-in and final), plumbing, (rough-in and final), structure, foundation, and footing systems, where applicable. In addition thereto, if there is slab-type construction, there shall be an additional inspection of below-slab plumbing and piping prior to covering with slab base material. The inspection fees for Commercial and Industrial Real Estate Permits shall be charged pursuant to the schedule of fees as found in Schedule "A" attached to this Chapter. **(Ord. No. 23-44; 12-27-23)**
- (h) After each inspection is made for electrical, plumbing, structure, footing and foundation, and if applicable, under-slab plumbing, the reports shall be attached to the building permit. **(Ord. No. 15-1; 02-09-15)**
- (2) Each Foreman shall sign the Building Permit application to show that they have reviewed the application. **(Attach a copy of Section 6-1-4 from City Code on permit procedure.) (Ord. No. 21-12; 09-27-21)**
- (3) The permit form is found in **Appendix "KK"**. **(Ord. No. 12-9; 05-14-12)**
- (4) All easements shall be checked and complied with:
  - Electric - Section 11-2-5
  - Gas - Section 17-2-4
  - Water - Section 38-3-23
  - Sewer - Section 38-5-39

(B) **Commercial and Industrial Real Estate Structure Permit.** A structure permit is required for all commercial and industrial building construction in the City as a part of the **Building Code, Chapter 6, Article I** for the City.

- (1) The Structure Permit Procedure shall be as follows:
  - (a) The City Building Office shall issue the structure permit form.
  - (b) The City Inspector shall make an inspection of the structure.
  - (c) The report of the City Inspector shall be attached to the permit form.
  - (d) The permit form with inspection report shall be returned to the City Building.
  - (e) The Foremen of the electrical, water & sewer, gas and street departments shall sign the form. **(Ord. No. 21-12; 09-27-21)**
  - (f) Upon completion of the above, a number shall be assigned. The number assigned shall be the building permit number for the project with the number followed by "S" for structure.
- (2) The permit form is found in **Appendix "KK"**. **(Ord. No. 12-9; 05-14-12)**

(C) **Commercial and Industrial Real Estate Footing Permit.** A footing permit is required for all commercial and industrial real estate building construction in the City as a part of the **Building Code, Chapter 6, Article I** for the City.

- (1) The Footing Permit Procedure shall be as follows:

- (a) The City Building Office shall issue the footing permit form.
  - (b) The City Inspector will make inspections of footings before and after pouring. Separate inspections will be made for the foundation before and after completion.
  - (c) The report of the City Inspector shall be attached to the permit form.
  - (d) The permit form with inspection report attached shall be returned to the City Building.
  - (e) The Foremen of the electrical, water & sewer, gas and street departments shall sign the form. **(Ord. No. 21-12; 09-27-21)**
  - (f) Upon completion of the above, a number shall be assigned. The number assigned shall be the building permit number for the project with the number followed by "F" for footings.
- (2) The permit form is found in **Appendix "KK"**. **(Ord. No. 12-9; 05-14-12)**

(D) **Inspection Fees.** Inspection fees for Commercial and Industrial real estate building permits under this Section shall be charged pursuant to the schedule of fees as found in **Schedule "A"** attached to this Chapter. **(Ord. No. 07-30; 12-26-07)**

**6-1-5 DEMOLITION OF EXISTING STRUCTURE.** A permit must be secured from the Zoning Administrator for any building demolition in the City.

- (A) The demolition permit procedure shall be as follows:
- (1) The City Building issues the demolition permit form.
  - (2) Permit form shall be submitted to the Zoning Administrator.
  - (3) Zoning Administrator shall submit the permit to the gas, electric, and water and sewer foremen to enable each Foremen to inspect the demolition site and mark the utilities in or adjacent to the structure, if applicable.
  - (4) After inspection, the completed permit shall be returned to the City Building by the Zoning Administrator.
  - (5) After inspection and approval, the permit shall be issued by the City and a fee of **Ten Dollars (\$10.00)** shall be charged. If utilities need to be disconnected, the fee shall be **Fifty Dollars (\$50.00)**. (Check or payment made payable to the City of Sullivan.)
  - (6) Permit form is found in **Appendix "GG"**.
  - (7) All demolition pursuant to the permit issued shall be completed within **sixty (60) days** of the issuance date. Any demolition requiring an extension past the initial **sixty (60) days** must be approved by the City Council.
  - (8) Upon completion of demolition, all utilities, to include gas, water and sewer, will be capped.

**(Ord. No. 21-10; 08-23-21)**



**ARTICLE II**

**PLUMBING CODE**

**6-2-1**        **ILLINOIS PLUMBING CODE ADOPTED.** The Illinois Plumbing Code/2004, is hereby adopted by the City of Sullivan, Illinois, for the purposes of establishing rules and regulations for the design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplied, storm water and sewage disposal in buildings, including permits and penalties and that the Illinois Plumbing Code/2004 has been and now is on file at the office of the City Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein and from the date on which this article shall take effect and the provisions thereof shall be controlling within the corporate limits of the City. **(Ord. No. 12-9; 05-14-12)**

**6-2-2**        **DEFINITIONS IN PLUMBING CODE.**

(A)            Whenever the word "Municipality" is used in this Code, it shall be held to mean the City of Sullivan, Illinois.

(B)            Whenever the term "Corporate Counsel" is used in the Plumbing Code, it shall be held to mean the Attorney for the City of Sullivan, Illinois.

**6-2-3**        **PERMIT REQUIRED.** A building permit is required for all new construction of plumbing in the City as required in the Illinois Plumbing Code which establishes design and installation of plumbing systems. This Code is adopted by the City in **Chapter 6, Article II, Section 6-2-1** in the Code book of the City.

(A)            Following are the steps for issuing a permit:

- (1)        City Building issues permit form for new construction.
- (2)        The City Inspector shall make an inspection of the plumbing system. The inspection fee for plumbing inspections shall be charged pursuant to the schedule of fees as found in Schedule "A" attached to this Chapter. **(Ord. No. 23-44; 12-27-23)**
- (3)        Report of the City Inspector shall be attached to the permit form.
- (4)        Return permit form with inspection report to the City Building.
- (5)        Foremen of the Water and Sewer departments shall inspect and sign permit. **(Ord. No. 21-12; 09-27-21)**
- (6)        Upon completion of the above a number will be assigned. Number assigned will be building permit number for the project with number followed by "P" for plumbing.

- 12)** (B) Permit Form is found in **Appendix "A"**. (Ord. No. 12-9; 05-14-12)
- (C) Each Foreman shall sign the Building Permit application to show that they have reviewed the application. (Ord. No. 21-12; 09-27-21)
- (D) Attach a copy of **Section 6-2-3** from City Code on permit form.
- (E) Applicant shall comply with **Section 38-3-23** and **Section 38-5-39** – Easement Required.

**6-2-4** **INTERIOR WATER SHUT-OFF VALVES.** Whenever a plumbing installation in an existing residential building is to be altered, renovated, or replaced, a full-port shut-off valve shall be located inside the residential building. A full-port water shut-off valve shall be supplied by the City, and the owner of the residential building shall be responsible only for the labor costs incurred in the installation of the shut-off valve. (Ord. No. 23-21; 08-14-23)

**ARTICLE III - ELECTRICAL CODE**

**6-3-1 ELECTRIC CODES.**

(A) **National Electrical Code Adopted.** The National Electric Code, as published by the National Fire Protection Association, is hereby adopted by the City of Sullivan, Illinois for the purposes of establishing rules and regulations for electric installations, including permits and penalties and that the National Electrical Code, recommended by the National Fire Protection Association, being particularly the edition thereof, and the whole thereof of which not less than **one (1) copy** has been and are now on file in the Office of the City Clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein and from the date on which this Article shall take effect and the provisions thereof shall be controlling in the electrical installations of all buildings and structures therein contained within the City.

(B) **Adoption of National Codes.** The City adopts the requirements of the most recent additions of the National Electrical Code (NEC NFPA 70) and the National Electric Safety Code (NEC ANSI C2) and requires all applicants and contractors to conform to these National Codes.

**(Ord. No. 23-24; 08-14-23)**

**6-3-2 DEFINITION IN ELECTRICAL.**

(A) Whenever the word "Municipality" is used in this Code, it shall be held to mean the City of Sullivan, Illinois.

(B) Whenever the term "Corporate Counsel" is used in the Electrical Code, it shall be held to mean the Attorney for the City of Sullivan, Illinois.

**6-3-3 PERMIT REQUIRED.** An electrical permit is required for all electrical service in the City according to the Rules and Regulations of the National Electric Code that specifies permits and penalties. This Code is adopted by the City in **Article III, Section 6-3-1** in the Code book of the City.

(A) Following are the steps for issuing a permit:

- (1) City Building issues permit form for new construction.
- (2) The City Inspector shall make an inspection of the electrical system. The inspection fee for electrical system inspections shall be charged pursuant to the schedule of fees as found in Schedule "A" attached to this Chapter. **(Ord. No. 23-44; 12-27-23)**
- (3) Report of the City Inspector shall be attached to the permit form.
- (4) Return permit form with inspection report attached to the City Building.
- (5) Foremen of the Electrical Department shall inspect and sign permit. **(Ord. No. 21-12; 09-27-21)**
- (6) Upon completion of the above a number will be assigned. Number assigned will be building permit number for the project with number followed by "E" for electrical.

- 12)** (B) Permit Form is found in **Appendix "A"**. (Ord. No. 12-9; 05-14-12)
- (C) Applicant shall comply with **Section 11-2-5** wherein an electric easement is required.
- (D) **NOTE:** Inspector shall notify electric foreman when inspection is completed and permit is issued. (Ord. No. 21-12; 09-27-21)

**ARTICLE IV**

**FIRE CODE**

**6-4-1**        **NATIONAL FIRE PREVENTION CODE ADOPTED.** The BOCA National Fire Prevention Code/1999, 11<sup>th</sup> ed., is hereby adopted by the City of Sullivan, Illinois which prescribes minimum requirements and controls to safeguard life, property and public welfare from the hazards of fire and explosion arising from the storage, handling or use of substances, materials or devices and from conditions hazardous to life, property or public welfare in the use of occupancy of buildings and structures, including permits and penalties and that the BOCA Fire Prevention Code/1999, recommended by the Building Officials and Code Administration International Inc., being particularly the 11<sup>th</sup> edition thereof, and the whole thereof of which not less than **one (1) copy** has been and are now on file in the Office of the City Clerk and the same are hereby adopted and incorporated as fully as if set out at length herein and from the date on which this Article shall take effect and the provisions thereof shall be controlling within the corporate limits of the City. The City Board also adopts the National Fire Codes Subscription Service as published by the National Fire Protection Association as it pertains to this Code and commercial and industrial buildings.

**6-4-2**        **DEFINITIONS IN FIRE CODE.**

(A)            Whenever the word "Municipality" is used in this Code, it shall be held to mean the City of Sullivan, Illinois.

(B)            Whenever the term "Corporate Council" is used in the Fire Code, it shall be held to mean the Attorney for the City of Sullivan, Illinois.