



**CHAPTER 150: BUILDING REGULATIONS – *Effective January 1, 2023***

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## **§ 150.01 ADOPTION OF CODES**

**(A)** The Village hereby adopts:

- The 2018 International Building Code
- The 2018 International Residential Code
- The 2018 International Existing Building Code
- The 2018 International Mechanical Code
- The 2018 International Fuel Gas Code
- The 2018 International Fire Code
- The 2018 International Property Maintenance Code
- The 2018 International Swimming Pool and Spa Code
- The 2017 National Electric Code
- The 2014 Illinois Plumbing Code (or current addition)
- The 2018 Illinois Energy Conservation Code (or current addition)
- The 2018 Illinois Accessibility Code (or current addition)

## **§ 150.02 CODE CLARIFICATION**

- (A)** To facilitate adoption, several sections of the International Code Council (ICC) codes contain blanks for fill-in information that need to be supplied by the adopting jurisdiction as part of the adoption legislation.
- (B)** Where the requirement for [NAME OF JURISDICTION] in any of the ICC codes adopted by the Village and the Municipal Code, Insert “Village of Huntley”
- (C)** Where the requirement for [JURISDICTION TO INSERT APPROPRIATE SCHEDULE] in any of the ICC codes adopted by the Village and the Municipal Code, Insert “Refer to the Village of Huntley Fee Schedule, Ordinance (O)2022-09.54.”

## **§ 150.03 DEFINITIONS**

- (A)** Where terms are defined in any of the ICC codes adopted by the Village and the Municipal Code, the meaning shall be interpreted as the context implies. The Building Official is authorized to make the determination of such meaning where conflicts may arise.

## **§ 150.04 APPLICABILITY**

- (A)** All referenced codes shall be considered referenced as adopted by the applicable sections of Chapter 150 of the Municipal Code and shall include any amendments therein specified unless specifically stated otherwise.
- (B)** All references to the International Energy Conservation Code in any of the ICC codes adopted by the Village shall be construed to refer to the pertinent sections of the current version of the Illinois Energy Conservation Code as adopted by the Village of Huntley.
- (C)** All references to the International Plumbing Code in any of the ICC codes adopted by the Village shall be construed to refer to the pertinent sections of the current version of the Illinois Plumbing Code as adopted by the Village of Huntley.

- (D) All references to the International Accessibility Code or ANSI A117.1 Standard in any of the ICC codes adopted by the Village shall be construed to refer to the pertinent sections of the current version of the Illinois Accessibility Code as adopted by the Village of Huntley.
- (E) All references to inspections in any of the ICC codes adopted by the Village shall be construed to refer to inspections required by the Village. Not all inspections required by the Village are noted in the ICC codes. All inspections shall be requested by the permit holder and shall be approved. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.
- (F) Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.
- (G) All references to the Annual Permits in any of the ICC codes adopted by the Village shall be deleted. The Village of Huntley does not allow annual permits.
- (H) Any reference to wood foundations, frost-protected shallow foundations, crushed stone footings, pier and curtain wall foundations, and rubble stone masonry foundations shall be deleted. These foundation systems are not allowed in the Village of Huntley. Any reference to any of these foundation systems, including but not necessarily limited to, footings, fasteners, and/or treatment of these foundation systems contained in this code shall not be used. Where any conflicts may arise, the Building Official is authorized to make a final determination.

#### § 150.05 CONSTRUCTION OPERATIONS

- (A) The Village of Huntley has the following hours for construction:
  - Monday - Friday: 7 a.m. to 8 p.m.
  - Saturday: 8 a.m. to 7 p.m.
  - Sunday and Holidays: 10 a.m. to 7 p.m.
 This includes all construction, demolition, or remodeling activity on private property that generates loud or disruptive noises.
- (B) 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 right-of-way 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 maybe be imposed.
- (C) All developers / contractors / service providers / shall restrict the parking of vehicles to the non-hydrant side of the right of way or roadway.
- (D) All developers / contractors / service provider's / permit holder or property owner conducting work within the Village 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.

- (E) 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.
- (F) Portable toilet facilities shall be provided at all construction sites within one hundred (100) feet of the building being constructed. Portable toilets shall not be located within the right-of-way, and shall be removed from a lot prior to a Certificate of Occupancy being issued.
- (G) Construction or remodeling activities shall always include appropriate provisions to protect adjacent properties. Under no circumstances shall these construction or remodeling activities use an adjacent property for access, storage or discharge of construction related debris or materials. If an adjacent property must be used for access, written permission of the property owner must be filed with the Building Official prior to the initiation of that use.
- (H) Construction equipment and/or materials shall not be disposed of or stored at a construction site unless they are specifically for work at that construction site.

#### **§ 150.06 PERMIT DURATION, SUSPENSION OR REVOCATION**

- (A) Every permit issued shall be valid for a period of 180 days after its issuance. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.  
  
**Exception:** A permit for a new principal building or commercial additions thereto shall be valid for a period of 365 days from the date of issuance or longer at the discretion of the Building Official.
- (B) Fees for permit extensions shall be in accordance with the building permit fees as set forth in Chapter 150.40, of the Village Code.
- (C) The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code or for failure to call for and pass the inspections called for by the permit. Once a building permit has been suspended or revoked, it shall only be reinstated with the approval of the Building Official and with the payment of fees as set forth in Chapter 150 of the Village of Huntley Municipal Code. No further work may be undertaken and no inspections shall be performed by the Village until the permit is reinstated.

- (D) A final inspection by the Development Services Department and/or the Fire District will be required for each permit issued.

**Exception:** Residential roof and siding

#### **§ 150.07 STOP WORK ORDER**

- (A) This ordinance replaces all “Stop work order” code sections in all ICC code books adopted by this ordinance.
- (B) Upon notice from the Building Official, or designee that work on any building or structure is being executed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order may be in writing and posted on the property, or may be given to the owner of the property involved, or to the owner’s authorized agent or to the person performing the work and shall state the conditions under which work will be permitted to resume.
- (C) Signs, tags, stop work orders, placards, or seals posted or affixed by the Building Official, or designee shall not be mutilated, destroyed or tampered with, or removed without authorization from the Building Official.
- (D) Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Chapter 150.99, of the Village Code.

#### **§ 150.08 AMENDMENTS TO THE 2018 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/2018 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**

**[A] 101.2 Scope.** Delete the Exception and replace with:  
Exception: Buildings regulated by Chapter 150 of the Municipal Code, shall conform with such Section.

**SECTION 105**  
**PERMITS**

**[A] 105.2 Work exempt from permit.**

Delete the following list items:

Building:

List items 1, 2, 4, 5, 6, 9, and 12.

Plumbing:

List items 1 and 2.

Modify the following list items:

Building:

List item 7 shall read as follows: Painting, papering, tiling, carpeting, countertops replaced in kind, and gutters replaced in kind.

**SECTION 111**  
**CERTIFICATE OF OCCUPANCY**

**[A] 111.2 Certificate issued.**

Delete list items number 3, 5, 9, 10, and 11.

**CHAPTER 7**  
**FIRE AND SMOKE PROTECTION FEATURES**

**SECTION 714**  
**PENETRATIONS**

**714.1 Scope.** Modify this section by adding the following to the end:

Provide a metallic raceway through walls or floors for all conductors/cabling not in metallic raceways. Provide bushings at both ends prior to installing any conductors or wiring. Firestop as per opening fire rating requirements.

**CHAPTER 9**  
**FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

**SECTION 903**  
**AUTOMATIC SPRINKLER SYSTEMS**

**[F] 903.2.1.1 Group A-1.** Modify this section by:

1. Deleting the words 'where one of the following conditions exists:' and adding a period after the word 'occupancy' that precedes the word 'where'.
2. Deleting list items 1 through 4.

**[F] 903.2.1.2 Group A-2.** Modify this section by:

1. Deleting the words 'where one of the following conditions exists:' and adding a period after the word 'occupancy' that precedes the word 'where'.
2. Deleting list items 1 through 3.

**[F] 903.2.1.3 Group A-3.** Modify this section by:

1. Deleting the words 'where one of the following conditions exists:' and adding a period after the word 'occupancy' that precedes the word 'where'.
2. Deleting list items 1 through 3.

**[F] 903.2.1.4 Group A-4.** Modify this section by:

1. Deleting the words 'where one of the following conditions exists:' and adding a period after the word 'occupancy' that precedes the word 'where'.
2. Deleting list items 1 through 3.

**[F] 903.2.1.5 Group A-5.** Modify this section by:

1. Deleting the words 'in excess of 1,000 square feet (93 m<sup>2</sup>)'.

**[F] 903.2.1.5.1 Spaces under grandstands or bleachers.** Modify this section by:

1. Deleting the words 'where either of the following exists:' and adding a period after 903.1.1.
2. Deleting list items 1 and 2.

**[F] 903.2.1.6 Assembly occupancies on roofs.** Modify this section by:

1. Deleting the words 'with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies'.

**[F] 903.2.1.7 Multiple fire areas.** Modify this section by:

1. Deleting the words 'and the combined *occupant load* of theses [*sic*] fire areas is 300 or more'.

**[F] 903.2.2 Ambulatory care facilities.** Modify this section by:

1. Deleting the words 'where either of the following conditions exist at any time:', and placing a period after the word '*facility*'.
2. Deleting list items 1 and 2.

**[F] 903.2.3 Group E.** Modify this section by:

1. Deleting the words 'as follows:' and placing a period after the word 'occupancies'.
2. Deleting list items 1 through 3.

**[F] 903.2.4 Group F-1.** Replace this section with:

**[F] 903.2.4 Group F-1 and F2.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 or Group F-2 occupancy.

**[F] 903.2.4.1 Woodworking operations**

Delete this section in its entirety.



**[F] 903.2.5.3 Pyroxylin plastics.** Modify this section by:

1. Deleting the words 'in quantities exceeding 100 pounds (45kg)'.

**[F] 903.2.6 Group I.** Modify this section by deleting all Exceptions.

**[F] 903.2.7 Group M.** Modify this section by:

1. Deleting the words 'where one of the following conditions exists:' and adding a period after the word 'occupancy'.
2. Deleting list items 1 through 4.

**[F] 903.2.8 Group R.** Modify this section by adding the following to the end:

Except detached single family structures.

**[F] 903.2.9 Group S-1.** Modify this section by:

1. Deleting the words 'where one of the following conditions exists:' and adding a period after the word 'occupancy'.
2. Deleting list items 1 through 5.

**[F] 903.2.9.1 Repair garages**

Delete this section in its entirety.

**[F] 903.2.9.2 Bulk storage of tires**

Delete this section in its entirety.

**[F] 903.2.10 Group S-2 enclosed parking garages.** Replace this section with:

**[F] 903.2.10 Group S-2.** An *automatic sprinkler system* shall be provided throughout all buildings with a Group S-2 fire area.

**[F] 903.2.10.1 Commercial parking garages**

Delete this section in its entirety.

**[F] 903.2.11.1 Stories without openings**

Delete this section and subsections in their entirety.

**[F] 903.2.11.3 Buildings 55 feet or more in height**

Delete this section in its entirety.

Add the following section:

**[F] 903.2.13 Group B.** An *automatic sprinkler system* shall be provided throughout buildings with a Group B fire area.

**[F] 903.4.3 Floor control valves.** Modify this section by deleting the words 'in high-rise buildings'.

## **SECTION 907 FIRE ALARM AND DETECTION SYSTEMS**

**[F] 907.2.1 Group A.** Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies.

**[F] 907.2.4 Group F.** Replace the language of this section with:  
A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.

**[F] 907.2.5 Group H.** Modify this section by deleting 'H-5' and replacing with 'H'.

**[F] 907.2.7 Group M.** Replace the language of this section with:  
A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

**[F] 907.2.8.1 Manual fire alarm system.** Modify this section by deleting Exception 1.

**[F] 907.2.9.1 Manual fire alarm system.** Modify this section by deleting Exceptions 1 and 3.

**[F] 907.2.14 High-piled combustible storage areas.** Modify this section by deleting the words 'where required by Section 3206.5 of the *International Fire Code*'.

**[F] 907.2.15 Aerosol storage uses.** Modify this section by deleting the words 'where required by the *International Fire Code*'.

## **CHAPTER 16** **STRUCTURAL DESIGN**

### **SECTION 1612** **FLOOD LOADS**

#### **1612.3 Establishment of flood hazard areas**

Insert 'The Village of Huntley' as [INSERT NAME OF JURISDICTION] and insert February 19, 1992 as [INSERT DATE OF ISSUANCE].

## **CHAPTER 19** **CONCRETE**

### **SECTION 1907** **MINIMUM SLAB PROVISIONS**

#### **1907.1 General**

Modify this section by replacing 3 ½ inches (89mm) with 4 inches (102 mm)

## **CHAPTER 23** **WOOD**

### **SECTION 2303** **MINIMUM STANDARDS AND QUALITY**

**2303.1.5 Wood structural panels.** Add the following to the end of the section:

The minimum size wood structural panel used in primary buildings and accessory buildings that shelter automobiles shall be 1/2 inch for floors and 5/8 inch for roofs.

**SECTION 2308  
CONVENTIONAL LIGHT-FRAME CONSTRUCTION**

**2308.6.2 Braced wall panels.** Modify this section by adding to the end:  
Braced wall panel methods for primary buildings and accessory buildings that shelter automobiles shall be limited to methods WSP and PFH listed in Table 2308.6.3(1).

**2308.7.3 Ceiling joist and rafter framing.** Change the following:  
1 inch to 2 inch, and (25 mm) to (51 mm).

**CHAPTER 30  
ELEVATORS AND CONVEYING SYSTEMS**

**SECTION 3005  
MACHINE ROOMS**

**3005.4 Machine rooms, control rooms, machinery spaces, and control spaces**  
Modify this section by deleting Exception 2.

**SECTION 3009  
CERTIFICATE OF OPERATION**

Add the following section:

**3009.1 Certificate of operation.** The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated, and/or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and a certificate of operation has been issued by the Office of the State Fire Marshall (OFSM) and the Village of Huntley.

Add the following section:

**3009.2 Posting of certificate of operation.** The owner or lessee shall post the current certificate of operation or a copy of it in a conspicuous place inside the conveyance.

**APPENDICES**

Delete Appendix A and B and do not replace.

**APPENDIX C  
Group U –Agricultural Buildings**

Adopt this Appendix, and in Section C102.1- Add the following to the end of the sentence:  
or that which is permitted by the Village of Huntley Zoning Ordinance, whichever is more stringent.

**APPENDIX D, E, F, G, H, I, J, K, L, M, & N** – Delete these Appendices.

**§ 150.09 AMENDMENTS TO THE 2018 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/2018 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**

**R101.2 Scope.** Add the following to the end of the paragraph:  
Where this code does not cover the provision of an installation, the 2018 International Building Code (IBC) shall be used, but the IBC shall not be used to otherwise circumvent administrative or technical requirements of this code.

**R101.2 Scope**  
Delete the entire Exception.

**SECTION R105**  
**PERMITS**

**R105.2 Work exempt from permit.** Delete the following list items:

Building:

List items 1, 2, 3, 4, 5, and 10.

Plumbing:

List items 1 and 2.

Modify the following list items:

Building:

List item 6 shall read as follows: Painting, papering, tiling, carpeting, countertops replaced in kind, tuck pointing, and gutters replaced in kind.

Electric:

List item 3 shall read as follows:

Replacement of non-circuit breaker type overcurrent devices.

**SECTION R110  
CERTIFICATE OF OCCUPANCY**

**R110.3 Certificate issued**

Delete list items number 3, 5, and 8.

**CHAPTER 3  
BUILDING PLANNING**

**SECTION R301  
DESIGN CRITERIA**

**Table R301.2(1) Climatic and Geographic Design Criteria**

Insert the following values corresponding to the listed criteria:

Ground Snow Load	<b>25 psf</b>
<u>Wind Design:</u>	
Speed(mph)	115
Topographic effects	No
Special wind region	No
Windborne debris zone	No
Seismic Design Category	A
<u>Subject To Damage From:</u>	
Weathering	Severe
Frost Line Depth	42 inches
Termite	Moderate to Heavy
Winter Design Temp	-4° F
Ice Barrier Underlayment Required	Yes
Flood Hazards	See *Footnote A
Air Freezing Index	1745 (*Footnote B)
Mean Annual Temp	47.8°
Radon Protection	Passive system required
<i>*Footnote A – Determination of hazard will be determined by local FIRM map or other local conditions as determined by the Village Engineer</i>	
<i>*Footnote B – Climatic data derived from the National Climatic Data Center at: <a href="http://www.ncdc.noaa.gov/psf.html">www.ncdc.noaa.gov/psf.html</a></i>	

**Table R301.2(1) Climatic and Geographic Design Criteria**

Delete the Manual J Design Criteria table.

**SECTION R302  
FIRE-RESISTANT CONSTRUCTION**

**R302.5.1 Opening protection.** Add the following to the end of the paragraph:  
The door between the garage and residence shall be a minimum of 36-inches wide.

**R302.6 Dwelling-garage fire separation**  
Modify Table R302.6 DWELLING-GARAGE SEPARATION  
Where states: 1/2-inch, change to 5/8- inch.

**SECTION R303  
LIGHT, VENTILATION AND HEATING**

**R303.10 Required Heating**

Delete the word "habitable"

**SECTION R305  
CEILING HEIGHT**

Delete main subsection and exception, and replace with:

**R305.1.1 Basements.** For all new construction, 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 R309  
GARAGES AND CARPORTS**

Delete the first sentence and replace it with:

**R309.1 Floor Surface.** Garage floor surfaces shall be made of Portland Cement Concrete (P.C.C.) 4,000 P.S.I. @ 28 days w/ 4-7% Air Entrainment. The cross section shall be a minimum of:

4 inches reinforced P.C.C. over

4 inches stone (Compacted CA-6, Coarse Aggregate gradation number 6)

Attached garages shall have a vapor retarder installed. A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches) shall be placed between the concrete floor slab and the sub-grade.

Add this section to read as follows:

**R309.1.2 Patios.** All patios must be constructed of one of the following:

1. A minimum of 4 inches P.C.C. over 4 inches stone (compacted Grade CA-6)

The use of pea gravel, loose gravel, or sand is not permitted.

2. Brick pavers over 1-1½ inches sand over a minimum of 6 inches stone (compacted CA-6). A concrete base in lieu of the minimum of CA-6 is acceptable.

The use of pea gravel or loose gravel, is not permitted.

Add this section to read as follows:

**R309.6 Exterior walk through door.** Enclosed detached garages shall have at least one exterior walk through door which shall be side hinged and provide a clear width of not less than 36 inches where measured between the face of the door and the stop, with the door open 90 degrees (1.57rad). The clear height of the door opening shall be not less than 78 inches (1981mm) measured from the top of the threshold to the bottom of the stop. The door shall not rely on electrical power for operation, and shall be readily openable from the inside without the use of a key or special knowledge or effort.

Add this section to read as follows:

**R309.7 Exterior walls and ceiling.** All walls for a garage attached to a dwelling shall be insulated with a minimum of R-19. All garages attached to a dwelling shall have 5/8-inch Type X gypsum board or equivalent applied to all walls and ceilings.

**SECTION R310  
EMERGENCY ESCAPE AND RESCUE OPENINGS**

**R310.1 Emergency escape and rescue openings**

Add the following to the end of the current text:

When a basement exceeds 1000 sq. ft. of gross floor area, an additional emergency egress opening shall be provided for each additional 1000 sq. ft. or part thereof. When two emergency escape and rescue openings are required, they shall be placed a distance apart equal to, but not less than one half of the length of the maximum overall diagonal dimension of the basement or area. If three or more are required, they shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available. Only one egress window shall be located at the rear of the dwelling measuring no more than 10 feet from the center line of the window to the corner of the foundation.

Add this section to read as follows:

**R310.4.1 Required covers**

Window wells shall be covered with a cover that allows light through, doesn't allow the passage of a 4-inch diameter sphere, and has a minimum rating of 250 pounds.

**SECTION R313  
AUTOMATIC FIRE SPRINKLER SYSTEMS**

**R313.2 One- and two-family dwellings automatic fire sprinkler systems**

Replace the existing language with:

An automatic residential fire sprinkler system is not required in single family detached dwellings, but if installed, shall be done in accordance with R313.2.1. All two family and multi-family attached dwellings shall be equipped with a residential fire sprinkler system.  
(The Exception to this subsection remains unchanged).

Add this new subsection

**R313.2.1 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.

**SECTION R314  
SMOKE ALARMS**

**R314.3 Location**

Add this new subsection to read as follows:

5. Where walls enclose a room within a basement, an additional smoke detector shall be installed within the room.

**CHAPTER 4**  
**FOUNDATIONS**

**SECTION R401  
GENERAL**

**R401.4 Soil tests.** Replace the existing language with:

Soils tests shall be required on all new foundations. The test shall be done by an approved agency using an approved method. Soils reports shall be submitted for review by the inspector in the field and approved before footing placement. Soils test requirement can be waived by the Building Official.

### **SECTION R403 FOOTINGS**

**R403.1 General.** Delete the first sentence and replace with:

All exterior walls shall be supported on continuous concrete footings, 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. Concrete stairways or stoops placed as a single structure which serve the primary dwelling shall be provided with a foundation. Concrete stairways or stoops shall be placed on a 42" deep trench or piers 48 inches on center. 42 inches deep and a diameter of 8 inches minimum.

### **SECTION R404 FOUNDATION AND RETAINING WALLS**

**R404.1.3 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 rebar, 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 R405 FOUNDATION DRAINAGE**

**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 drain tile systems shall enter the sump pit(s) from two separate directions and remain continuous."

**R405.1 Exception.** Delete the exception.

Add this sub-section:

**R405.1.2 Approved Method of Drainage.** Sump pump drainage shall be directly connected to the nearest storm sewer structure as directed by the Village of Huntley. Absolutely no sump pump drainage shall discharge into a sanitary or onto public right-of-way. Sump pumps shall not discharge directly to the surface without approval from the Village of Huntley. If permitted, sump pump discharge shall be directed toward an approved drainage swale or easement and shall not be allowed to discharge any closer than 10 feet from any property line.



**SECTION R407  
COLUMNS**

**R407.1 Wood Column Protection.** Delete and replace with the following:  
Wood columns and all references to wood columns are not permitted in below-grade applications.

**R407.3 Structural requirements.** Add the following to the end of the main paragraph:  
The use of adjustable columns is strictly prohibited.

**R407.3 Structural requirements**  
Delete the Exception.

**SECTION R408  
UNDER-FLOOR SPACE**

**R408.4 Access**  
Modify the existing dimensions to read 30 inches by 30 inches.  
Modify the existing metric dimensions to read (762 mm by 762 mm).

Add a new subsection

**R408.4.1 Crawl Space Ceiling Height**

All crawl space areas shall have a minimum required clear ceiling height of 3 feet (36 inches), measured from the finished floor to the lowest projection above, including the framing components. Beams, Girders and ductwork or other mechanical or plumbing components are allowed to project into that area as long as there remains a minimum of two feet (2') (or 24") under those projections.

Add this section to read as follows:

**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.

**CHAPTER 5  
FLOORS**

**SECTION R504  
PRESSURE PRESERVATIVE TREATED  
WOOD FLOORS (ON GROUND)**

**R504.1 through R504.3** - Delete these sections in their entirety.

**SECTION R506  
CONCRETE FLOORS (ON GROUND)**

**R506.1 General.** Change 3 ½ inches in the first sentence to 4 inches.

**R506.2.2 Base.** Delete this exception

**SECTION R507  
EXTERIOR DECKS**

**R507.1 Decks**

Add the following to the end of the current text:

Exterior decks and porches shall not be roofed over, built upon or enclosed 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.

**R507.3 Footings.** Delete the exception.

**R507.3.2 Minimum depth.** Delete the exceptions.

**CHAPTER 6  
WALL CONSTRUCTION**

**SECTION R601  
GENERAL**

**R601.2 Requirements**

Add the following to the end of the paragraph:

All walls, bearing and non-bearing, shall not have a spacing greater than 16 inch on center.

**SECTION R602  
WOOD WALL FRAMING**

**Table R602.3(5) Size, Height and Spacing of Wood Studs**

Add footnote e. to the table title. Add footnote e. to read:

Newly constructed walls which will contain plumbing drain, waste, and/or vent lines that are installed horizontally through the wall studs, shall be built with a minimum 6 inch wall.

**R602.10 Wall bracing.** Delete the existing language and replace with:

Primary buildings and accessory buildings that shelter automobiles shall be braced using the continuously sheathed wood structural panel method (CS-WSP) listed in Table R602.10.4 in accordance with this section or shall be designed by a State of Illinois licensed Structural Engineer. Other buildings shall be braced in accordance with this section or, when applicable, Section R602.12.

**Table R602.10.4 Bracing Methods**

Replace 3/8" with 7/16" for the minimum thickness of bracing method continuously sheathed wood structural panel.

**CHAPTER 7  
WALL COVERING**

**SECTION R701  
GENERAL**

**R701.2 Installation**

Add the following to the end of the paragraph:

Staples shall not be used to fasten siding products.

**CHAPTER 8**  
**ROOF-CEILING CONSTRUCTION**

**SECTION R801**  
**GENERAL**

**R801.3 Roof drainage.** Delete the existing language and replace with:

All *dwellings* and accessory structures with a single roof plane that exceeds 100 square feet shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet (1524 mm) from foundation walls or to an *approved* drainage system. 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 R802**  
**WOOD ROOF FRAMING**

**R802.3 Ridge**

Replace 1 (inch) with 2.

**R802.11.1 Uplift resistance**

Delete the first sentence and replace it with the following:

Roof assemblies shall have roof rafters or trusses attached to their supporting wall assemblies by connections capable of providing the resistance required in Table R802.11.

Add the following at the end of the second paragraph:

At a minimum, a tie down fastener shall be installed in accordance with the manufacturer's requirements at all truss and rafter ends, bearing on outside wall plates, to tie the roof framing to the wall framing with a continuous load path designed to transmit the uplift forces from the rafter or truss ties to the foundation.

**SECTION R803**  
**ROOF SHEATHING**

**R803.2.2.1 Allowable Thickness.** Add this section to read as follows:

Wood structural panels used as roof sheathing for new construction and/or new additions of primary buildings and/or accessory buildings that shelter automobiles shall be a minimum of 5/8 inch thick.

**CHAPTER 14**  
**HEATING AND COOLING EQUIPMENT AND APPLIANCES**

**SECTION M1401**  
**GENERAL**

**M1401.4 Exterior Installations.** Add to the end of the paragraph:

All installations located outside of the thermo-envelope 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.

**M1401.6 Protection of Equipment.** Add this section to read as follows:

All mechanical appliances or their components shall be raised a minimum of 1 ½ inches above any finished floor of all basements, crawl spaces or attic floors.

**CHAPTER 15**  
**EXHAUST SYSTEMS**

**SECTION M1502**  
**CLOTHES DRYER EXHAUST**

**M1502.2 Independent exhaust systems**

Delete the exception.

**CHAPTER 16**  
**DUCT SYSTEMS**

**SECTION M1601**  
**DUCT CONSTRUCTION**

**M1601.1.1 Above Ground Duct Systems**

Delete # 5 and #7, including 7.1 through 7.5.

**Delete Chapters 34 through 43**

All references to electrical sections of the IRC shall be construed to refer to the pertinent sections of the current version of the National Electrical Code as adopted by the Village of Huntley.

**APPENDICES**

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

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

**APPENDIX F**  
**RADON CONTROL METHODS**

**AF103.6 Passive Sub-Slab Depressurization Systems,**

Add the following to the end of the paragraph:

All new residential construction shall have a Passive Sub-Slab Depressurization System.

**APPENDIX I**  
**PRIVATE WASTE SEWAGE DISPOSAL**

**AI101.1 Scope**

Replace 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.

**§ 150.10 AMENDMENTS TO THE 2018 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/2018 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**  
**PART 2—ADMINISTRATION AND ENFORCEMENT**

Delete this Part in its entirety and do not replace.

**CHAPTER 3**  
**PROVISIONS FOR ALL COMPLIANCE METHODS**

**SECTION 301**  
**ADMINISTRATION**

**301.3 Alteration, addition or change of occupancy.** Delete this section and replace with:  
The alteration, addition, or change of occupancy of all existing buildings shall comply with Section 301.3.2.

**301.3 Alteration, addition or change of occupancy. Exception:**  
Delete ‘ or 1301.3.3’ from the third sentence.

**301.3.1 Prescriptive compliance method**  
Delete this section in its entirety and do not replace.

**301.3.3 Performance compliance method**  
Delete this section in its entirety and do not replace.

**CHAPTER 10**  
**CHANGE OF OCCUPANCY**

**SECTION 1001**  
**GENERAL**

**1001.2 Certificate of occupancy.** Add to the end:  
This section shall be considered to reference Chapter 9 of the International Building Code without the amendments prescribed in Chapter 150 of the Municipal Code.

**SECTION 1002  
SPECIAL USE AND OCCUPANCY**

**1002.1 Compliance with the building code**

Replace the non-italicized word 'building' with 'part of the building that is changed'.

**CHAPTER 13  
PERFORMANCE COMPLIANCE METHODS**

**Chapter 13 Performance Compliance Methods**

Delete this Chapter in its entirety and do not replace.

**CHAPTER 15  
CONSTRUCTION SAFEGUARDS**

**Chapter 15 Construction Safeguards**

Delete this Chapter in its entirety and do not replace.

**§ 150.11 AMENDMENTS TO THE 2018 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/2018 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 105  
APPROVAL**

**[A] 105.3 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.

**CHAPTER 6**  
**DUCT SYSTEMS**

**SECTION 602**  
**PLENUMS**

**602.3 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 603**  
**DUCT SYSTEMS**

**603.5.1 Gypsum Ducts**

Delete this section in its entirety, and do not replace.

**603.6.1.1 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.

**603.6.2.1 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.

**CHAPTER 10**  
**BOILERS, WATER HEATERS AND PRESSURE VESSELS**

**SECTION 1006**  
**SAFETY AND PRESSURE RELIEF**  
**VALVES AND CONTROLS**

**1006.6.13, Safety and relief valve discharge.** Delete the existing text and replace with:

Be constructed of those materials listed in Section 890, Appendix A, Table A, of the Illinois State Plumbing Code or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

**§ 150.12 AMENDMENTS TO THE 2018 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/2018 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 6**  
**SPECIFIC APPLIANCES**

**SECTION 613 (IFGC)**  
**CLOTHES DRYERS**

Delete this section in its entirety, and replace it with the following:  
**613.1 General.** Refer to the 2018 International Mechanical Code.

**§ 150.14 AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE**

No changes in this section

**§ 150.14 AMENDMENTS TO THE 2018 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/2018 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 106**  
**VIOLATIONS**

Add the following new subsection:

**[A] 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.



**[A] 106.4 Penalties.**

Delete the existing text and replace it with:

Any person, firm or corporation who violates any provision of this code, shall be subject to a fine of not less than \$50.00, nor more than \$500.00 for each day that the violation continues after due notice has been served, in accordance with the provisions of Section 107, and shall be deemed a separate offense.

**SECTION 107  
NOTICES AND ORDERS**

**[A] 107.4 Unauthorized tampering**

After the word 'tags', add, "stop work orders, placards,"

**SECTION 110  
DEMOLITION**

Add the following new Subsection:

**[A] 110.1.1 Demolition Requirements.** All building demolitions shall include the following requirements:

- (1)** STATE OF ILLINOIS DEMOLITION/RENOVATION/ASBESTOS PROJECT NOTIFICATION FORM shall be filled out and sent to the IEPA a minimum of 10 days prior to start of project.
- (2)** All foundations shall be completely removed and disposed of.
- (3)** All debris shall be hauled off to an approved location for disposal.
- (4)** All utility services shall be properly disconnected at their source of supply.
- (5)** All wells and septic fields shall be properly capped or disposed of in a manner approved by the County Health Department having jurisdiction.
- (6)** A Certificate of Compliance shall be delivered to the Director of Public Works within 10 days of such action."

**CHAPTER 2  
DEFINITIONS**

**SECTION 201  
GENERAL**

**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**

**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 inches 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 in height. 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 in height. Note: State or Federally protected and identified floodways are exempt from this Section.

**SECTION 304  
EXTERIOR STRUCTURE**

**Section 304.14 Insect Screens**

Insert **April 1** as the first [DATE]

Insert **November 31**.as the second [DATE]

**CHAPTER 6**  
**MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 602  
HEATING FACILITIES**

**602.3 Heat Supply**

Insert **September 1** as the first [DATE]

Insert **May 31** as the second [DATE]

**602.4 Occupiable Work Space**

Insert **September 1** as the first [DATE]

Insert **May 31** as the second [DATE]

**§ 150.15 AMENDMENTS TO THE 2018 INTERNATIONAL SWIMMING POOL AND SPA 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 Swimming pool and spa Code/2018 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**  
**PART 2—ADMINISTRATION AND ENFORCEMENT**

Delete this Part in its entirety and do not replace.

**§ 150.16 AMENDMENTS TO THE 2017 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 2017 version of the National Electrical Code as published and amended herewith:
- (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 GENERAL**

**ARTICLE 110**  
**REQUIREMENTS FOR ELECTRICAL INSTALLATIONS**

**Part I. General**

**110.1 Scope**

Add the following to the end:

Electrical work including the planning, installing, altering, extending, repairing, maintaining or inspecting electrical systems within the Village limits shall be performed only by a person, firm, corporation, limited liability company or entity that undertakes or offers to undertake electrical contractor services to plan for, lay out, supervise, or install, or to make additions, alterations, or maintenance of wiring apparatus or equipment for electric, light, heat or power with or without compensation and possess an electrical contractor's license issued by an approved testing municipality in the State of Illinois, and the Village electrical contractor's license. Homeowners shall not be permitted to install electrical services, swimming pools or hot tubs.

**110.3 (C) Listing**

Add the following to the end:

All electrical equipment shall be listed and labeled by a third party agency to U.S. standards.

**110.8 Wiring Methods**

Add the following to the end:

Where any wiring method or material permitted by NFPA 70 National Electrical Code (2017) shall have been prohibited by these amendments, such wiring method or materials shall be considered to be prohibited when referred to in any section or provision of NFPA 70 National Electrical Code (2017).

Add this new subsection:

**(A) Low Voltage wiring.** All commercial low voltage wiring that is not accessible or is subject to damage shall be in conduit and the stubs must have connectors and bushings and in bridle rings a maximum of ten feet (10') apart. Provide metallic raceway sleeves through walls or floors for all conductors/cabling not in metallic raceways. Provide bushings at both ends of sleeves prior to installing any conductors or wiring. Firestop as per opening fire rating requirements.

Add this new subsection:

**(B) Low Voltage wiring.** All residential doorbell and thermostat wiring shall be in a conduit system.

### **110.9 Interrupting Rating**

Add the following to the end of the first paragraph:

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

### **110.14 (B) Splices**

Add the following to the end:

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. Back stabbing shall not be permitted. 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.

## **CHAPTER 2 WIRING AND PROTECTION**

### **ARTICLE 210 BRANCH CIRCUITS**

#### **Part I. General Provisions**

#### **210.11 (C) Dwelling Units**

Add a new subsection

**(5) Sump Pump Branch Circuits.** In addition to the number of branch circuits required by other parts of this section, at least one branch circuit shall be provided to supply the necessary loads to the sump pump(s) in accordance with the manufacturer's requirements. This circuit shall have no other outlets. A single receptacle (simplex outlet) shall be required for all sump and ejector pits. No GFCI protection is required.

#### **210.11 (C) Dwelling Units**

Add a new subsection

**(6) Radon System.** A single receptacle with Garvin cover (simplex outlet) shall be required for all radon vent pipes in the attic. This receptacle shall be within three feet (3') of the radon vent pipe.

#### **Part III. Required Outlets**

#### **210.52 (E)(1) One-Family and Two-Family Dwellings**

Add the following text to the end of the first paragraph:

A minimum of 1 switched exterior weatherproofed GFCI duplex receptacle shall be installed at the front and a minimum of 1 switched exterior weatherproofed GFCI duplex receptacle shall be installed at the rear of any dwelling unit.

### **210.52 (E)(3) Balconies, Decks, and Porches**

Delete the existing text and replace with the following:

Any deck, porch, patio, balcony, sunroom, screened in porch or similar structure that are attached directly to, or abut the dwelling unit and are accessible from inside the dwelling unit shall have at least one receptacle outlet accessible from the deck, porch, patio, balcony, sunroom, screened in porch or similar structure. The receptacle outlet shall not be located more than 2.0 m (6-1/2 ft) above the balcony, deck, or porch walking surface.

### **210.52 (F) Laundry Areas**

Add the following to the end of the first sentence:

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)(1) Garages**

Delete the existing text and replace with the following:

**(1) Garages.** In each attached garage and in each detached garage with electric power, a minimum of 1 GFCI protected duplex receptacle shall be installed on each inside wall and not more than 1.7 m (5-1/2 ft) above the floor. A minimum of 1 simplex receptacle shall be installed in each ceiling bay area of the attached garage for existing or future door openers. No GFCI protection required.

### **210.52 (G)(1) Garages**

Add the following sub section:

**(a) Future chargers.** For new construction and only for attached garages there shall be a three- fourth inch ( $\frac{3}{4}$ " ) EMT pipe from the electrical panel to the garage. This pipe shall be installed in to a deep 1900 box or an 11-B box for future installation of a 240- volt vehicle charging system. The box shall be approximately centered in between the two main bays.

### **210.52 Dwelling Unit Receptacle Outlets**

Add the following sub section:

**(J) Other Locations.** 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).

**(1) Attic.** A receptacle shall be located in each attic space near the required access point to the attic. (See 210-70 (A) (3)).

### **210.70 (A)(3) Storage or Equipment Spaces**

Add the following text to the end of the paragraph:

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".

### **210.70 (A) Dwelling Units**

Add the following sub section:

**(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.

**210.70 (A) Dwelling Units**

Add the following sub section:

**(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.

**210.70 (A)(6) Basements**

Add the following sub sections:

**(a) Panel boards.** 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) Fixtures.** A minimum of 1 lighting fixture shall be installed over any laundry tub or laundry equipment located in any basement area.

**210.70 (A)(7)**

Add the following sub sections:

**(a) Other areas.** 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**

**Part II. Overhead Service Drop Conductors**

Delete the complete text of Part 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.

**Part IV. Service-Entrance Conductors**

**230.43 Wiring Methods for 1000 Volts, Nominal, or Less**

Add the following after the word “methods”, before the colon:  
except where such methods have been prohibited by these amendments

**230.50 Protection from physical damage**

Add the following to the end of the first sentence:

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.

#### **Part VI. Service Equipment — Disconnecting Means**

##### **230.70 (A)(1) Readily Accessible Location**

Remove the following from the end of the first sentence:  
point of entrance of the service conductors.

Add the following after the first sentence:

The service disconnect shall be located between the meter and the panel-board, and shall be located at or no more than five feet from the meter, inside or outside the building or structure. The service disconnect shall be located no more than six feet above grade or finished floor.

##### **230.79 Rating of Service Disconnecting Means**

Delete the existing text and replace with the following:

**(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.

Add the following sub sections:

**(E)** Prohibited Circuit Breakers: Tandem, buddy, duplex, piggyback and half circuit breakers.

### **ARTICLE 250 GROUNDING AND BONDING**

#### **Part III. Grounding Electrode System and Grounding Electrode Conductor**

##### **250.50 Grounding Electrode System**

Add the following to the end:

For remodels and upgrades, the grounding electrode conductor shall be at a minimum, connected to the domestic or fire suppression water service on the street side of the water meter and/or the sprinkler control system devices. (Supplemental Electrode is still required) For new construction where concrete footings or trench foundations are installed, a concrete-encased electrode shall be installed in accordance with NEC section 250.52 (A)(3). The concrete-encased electrode and the connection to the grounding electrode conductor shall be inspected and approved by the Village before concrete is placed. Concrete- encased electrode shall be used for all dwellings and buildings. 250.52(3) (1) & (2).

##### **250.52 (5) Rod and Pipe Electrodes**

Delete the existing text and subsections and replace with the following:

Rod electrodes shall be five-eighths inch (5/8") copper rods eight feet (8') in length. There shall be two (2) rods in all cases. The rods shall be not less than six feet (6') apart. The wire between ground rods is not required to be in pipe.

##### **250.53 (A)(2) Supplemental Electrode Required**

Delete the exception

**CHAPTER 3**  
**WIRING METHODS AND MATERIALS**

**ARTICLE 300**  
**GENERAL REQUIREMENTS FOR WIRING METHODS AND MATERIALS**

**Part I. General Requirements**

**300.1 (A) All Wiring Installations**

Add a new subsection

**(1) Abandon equipment.** All abandoned electrical equipment, wiring methods, raceways, low voltage cabling, cables, conductors, boxes, etc. shall be removed.

**300.5 Underground Installations**

Add a new subsection

**(L) Grounding Conductor.** All conduit installed underground or within concrete shall contain a grounding conductor sized in accordance with Table 250.122, and said grounding conductor shall be bonded to the conduit system as described in this Code.

**300.6 (A)(3) In Concrete or in Direct Contact with the Earth**

Add the following to the end:

Aluminum conduit shall not be permitted to be installed in concrete or in direct contact with the earth. All aluminum conduit shall contain a grounding conductor sized in accordance with Table 250.122, and said grounding wire shall be bonded to the conduit system as described in this Code. Any conduit installed in concrete at or below grade shall be rigid metal conduit, intermediate metal conduit or plastic. All below grade installation shall have a ground conductor. All below grade nonmetallic conduit shall transition to metal conduit before the riser and the riser shall be metal.

**ARTICLE 310**  
**CONDUCTORS FOR GENERAL WIRING**

**Part III. Construction Specifications**

**310.106 (B) Conductor Material**

Put a period after similar equipment, and remove the following: unless otherwise specified.

And add the following:

Conductors of size 4/0 AWG and smaller shall be copper.

**ARTICLE 312**  
**CABINETS, CUTOUT BOXES, AND METER SOCKET ENCLOSURES**

**Part II. Construction Specifications**

**312.10 (C) Nonmetallic Cabinets**

Remove the existing text and replace with:

Nonmetallic cabinets are not permitted.



**ARTICLE 314**  
**OUTLET, DEVICE, PULL, AND JUNCTION BOXES; CONDUIT BODIES; FITTINGS; AND HANDHOLE ENCLOSURES**

**Part I. Scope and General**

**314.3 Nonmetallic Boxes**

Remove the existing text including the exceptions and replace with:  
Nonmetallic boxes are not permitted.

**314.27 (A)(2) Ceiling Outlets**

Remove the existing text including the exceptions and replace with:  
Where junction boxes are installed in dwelling unit ceilings where a ceiling fan type fixture could and would likely be installed in the future, a fan-rated box shall be installed.

**ARTICLE 320**

**Armored Cable: Type AC**

This article shall be deleted in its entirety. Type AC cable is not permitted.

**ARTICLE 322**

**Flat Cable Assemblies: Type FC**

This article shall be deleted in its entirety. Type FC cable is not permitted.

**ARTICLE 324**

**Flat Conductor Cable: Type FCC**

This article shall be deleted in its entirety. Type FCC cable is not permitted.

**ARTICLE 326**

**Integrated Gas Spacer Cable: Type IGS**

This article shall be deleted in its entirety. Type IGS cable is not permitted.

**ARTICLE 328**

**Medium Voltage Cable: Type MV**

This article shall be deleted in its entirety. Type MV cable is not permitted.

**ARTICLE 330**

**Metal-Clad Cable: Type MC**

This article shall be deleted in its entirety. Type MC cable is not permitted.

**ARTICLE 332**

**Mineral-Insulated, Metal-Sheathed Cable: Type MI**

This article shall be deleted in its entirety. Type MI cable is not permitted.

**ARTICLE 334**

**Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS**

This article shall be deleted in its entirety. Type NM, NMC, and NMS cable are not permitted.

**ARTICLE 336**

**Power and Control Tray Cable: Type TC**

This article shall be deleted in its entirety. Type TC tray cable is not permitted.

**ARTICLE 338**

**Service-Entrance Cable: Types SE and USE**

This article shall be deleted in its entirety. Types SE and USE cable are not permitted.

**ARTICLE 340**

**Underground Feeder and Branch-Circuit Cable: Type UF**

**Part II. Installation**

**340.10 Uses Permitted.**

Type UF cable shall be permitted as follows:

Leave item (1).

Delete all other uses.

**ARTICLE 342**

**Intermediate Metal Conduit: Type IMC**

This article is limited to indoor use only and not permitted in concrete or in direct contact with earth or outside.

**ARTICLE 348**

**Flexible Metal Conduit: Type FMC**

This article is limited to indoor use only and a maximum of 6 feet in length.

**ARTICLE 350**

**Liquidtight Flexible Metal Conduit: Type LFMC**

This article is limited to, not used in concrete or in direct contact with earth and shall be limited to 6 feet in length.

**ARTICLE 352**

**Rigid Polyvinyl Chloride Conduit: Type PVC**

**Part II. Installation**

**352.10 Uses Permitted.**

Remove the following: 352.10(A) (C) (E) (F) (H) (I)

Add the following two sections to the end of the list:

**(J)** All PVC conduit installed shall have a ground conductor sized in accordance with Table 250.122.

**(K)** All below grade nonmetallic conduit shall transition to metal conduit before the riser and the riser shall be metal.

**ARTICLE 353**

**High Density Polyethylene Conduit: Type HDPE Conduit**

This article shall be deleted in its entirety. Type HDPE conduit is not permitted.

**ARTICLE 354**

**Nonmetallic Underground Conduit with Conductors: Type NUCC**

This article shall be deleted in its entirety. Type NUCC is not permitted.

**ARTICLE 355**

**Reinforced Thermosetting Resin Conduit: Type RTRC**

This article shall be deleted in its entirety. Type RTRC is not permitted.

**ARTICLE 356**

**Liquidtight Flexible Nonmetallic Conduit: Type LFNC**

This article shall be deleted in its entirety. Type LFNC cable is not permitted.

**ARTICLE 358**

**Electrical Metallic Tubing: Type EMT**

This article is limited to indoor use only and not permitted in concrete or in direct contact with earth or outside.

**ARTICLE 362**

**Electrical Nonmetallic Tubing: Type ENT**

**Part II. Installation**

**362.10 Uses Permitted.**

This subsection shall be deleted in its entirety, and replaced with the following:

The use of ENT and fittings shall only be permitted with the sole purpose of encapsulating a fiber optic cable and low voltage wiring. ENT shall not be used in any other application.

**362.30 (A) Securely Fastened.**

Delete the exceptions

**ARTICLE 370**

**Cablebus**

This article shall be deleted in its entirety. Cablebus is not permitted.

**ARTICLE 372**

**Cellular Concrete Floor Raceways**

This article shall be deleted in its entirety. Cellular Concrete Floor Raceways are not permitted.

**ARTICLE 374**

**Cellular Metal Floor Raceways**

This article shall be deleted in its entirety. Cellular Metal Floor Raceways are not permitted.

**ARTICLE 378**

**Nonmetallic Wireways**

This article shall be deleted in its entirety. Nonmetallic Wireways are not permitted.

**ARTICLE 380**

**Multioutlet Assembly**

This article shall be deleted in its entirety. Multioutlet Assemblies are not permitted.

**ARTICLE 382**

**Nonmetallic Extensions**

This article shall be deleted in its entirety. Nonmetallic Extensions are not permitted.

**ARTICLE 393**

**Low-Voltage Suspended Ceiling Power Distribution Systems**

This article shall be deleted in its entirety. Low-Voltage Suspended Ceiling Power Distribution Systems are not permitted.

**ARTICLE 394**

**Concealed Knob-and-Tube Wiring**

This article shall be deleted in its entirety. Concealed Knob-and-Tube Wiring is not permitted.

**ARTICLE 396**

**Messenger-Supported Wiring**

This article shall be deleted in its entirety. Messenger-Supported Wiring is not permitted.

**ARTICLE 398**

**Open Wiring on Insulators**

This article shall be deleted in its entirety. Open Wiring on Insulators is not permitted.

**CHAPTER 5**

**SPECIAL OCCUPANCIES**

**ARTICLE 550**

**MOBILE HOMES, MANUFACTURED HOMES, AND MOBILE HOME PARKS**

**Part I. General**

**550.4 General Requirements**

Add the following subsection:

**(E) Inspection Access.** All electrical wiring, luminaires, equipment and appurtenances related to electrical installations within or on mobile and manufactured homes shall be made accessible for inspection.

**CHAPTER 6**

**SPECIAL EQUIPMENT**

**ARTICLE 604**

**MANUFACTURED WIRING SYSTEMS**

**604.1 Scope**

Add the following to the end of the paragraph:

Manufactured Wiring Systems will only be allowed with written permission from the Building Official.

**CHAPTER 7**

**SPECIAL CONDITIONS**

**ARTICLE 760**

**FIRE ALARM SYSTEMS**

**Part I. General**

**760.3 Other Articles**

Add the following subsection:

**(N) Abandoned Fire Alarm Wiring and Equipment.** All abandoned fire alarm wiring and associated equipment shall be removed.

Add the following subsection:

**(O) Through penetrations.** Provide metallic raceway sleeves through walls or floors for all conductors/cabling not in metallic raceways. Provide bushings at both ends of sleeves prior to installing any conductors or wiring. Firestop as per opening fire rating requirements.

**760.53 (A)(1) In Raceways, Exposed on Ceilings or Sidewalls, or Fished in Concealed Spaces**

Delete this section and replace it with the following:

**760.53 (A)(1) In Raceways, Exposed on Ceilings or Sidewalls, or Fished in Concealed Spaces.** Cables shall be installed in raceway to a height of 3 m (10 ft.) or exposed on the surface of the ceiling and sidewalls above a height of 3 m (10 ft.) or fished in concealed spaces in a metal raceway. Cable splices or terminations shall be made in listed fittings, boxes, enclosures, fire alarm devices, or utilization equipment. Where installed exposed, cables shall be adequately supported and installed in such a way that maximum protection against physical damage is afforded by building protection such as baseboards, door frames, ledges, and so forth. Where located within 3 m (10 ft.) of the floor, cables shall be securely fastened in a metal raceway to the building structure.

**760.130 (B)(1) In Raceways, Exposed on Ceilings or Sidewalls, or Fished in Concealed Spaces**

Delete this section and replace it with the following:

**760.130 (B)(1) In Raceways, Exposed on Ceilings or Sidewalls, or Fished in Concealed Spaces.** Cable splices or terminations shall be made in listed fittings, boxes, enclosures, fire alarm devices, or utilization equipment. Where installed exposed, cables shall be adequately supported and installed in such a way that maximum protection against physical damage is afforded by building construction such as baseboards, door frames, ledges, and so forth. Where located within 3m (10 ft.) of the floor, cables shall be securely fastened in a metal raceway to the building structure.

**CHAPTER 8**  
**COMMUNICATIONS SYSTEMS**

**ARTICLE 800**  
**COMMUNICATIONS CIRCUITS**

**Part V. Installation Methods Within Buildings**

**800.133 Installation of Communications Wires, Cables, and Equipment.**

Remove the following at the end of the sentence: and 800.133 (B)

Add the following: at the end of the sentence: through 800.133 (C).

Add the following subsection:

**(C) Orientation.** Communications wires and cables shall be run perpendicular or parallel to the wall or roof framing systems. All changes in direction shall be done at a 90-degree angle.

**Annex A Product Safety Standards**

Annex A shall be adopted in its entirety and made a part of this Code.

**Other Annex's**

Annexes B through J are for informational purposes only and are not adopted as part of this Code.

**§ 150.17 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.

**§ 150.18 ADOPTION TO THE 2018 ILLINOIS ENERGY CONSERVATION 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 Energy Conservation Code/2018 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.

**§ 150.19 ADOPTION OF THE 2018 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/2018 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**

No changes in this section

**PERMIT FEES & COMPLIANCE BONDS**

No changes in this section

**LOT DRAINAGE &  
GRADE REQUIREMENTS**

No changes in this section

**WASTE HOLDING FACILITIES**

No changes in this section

**§ 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) This ordinance replaces all “Appeals” code sections in all ICC code books adopted by this ordinance.
- (B) 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.
- (C) 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 VIOLATION PENALTIES

- (A) This ordinance replaces all “Violation penalties” code sections in all ICC code books adopted by this ordinance.  
**Exception:** The Property Maintenance Code
- (B) 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.
- (C) 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.

## **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 highwater 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 rightsof 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:

## Huntley – Land Usage

(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.

(k) Building Regulations

(l) 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.

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

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

(o) 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:

## Huntley – Land Usage

- (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.

## Huntley – Land Usage

- (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 highwatermark 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**

## **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.

- (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 she 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,
  - (3) 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.
  - (4) 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.
  - (5) 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 Departments 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.

## Huntley – Land Usage

- (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.
- (E) 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.