

ORDINANCE NO. \_\_\_\_\_

**A COMPREHENSIVE ORDINANCE ADOPTING CODES AND PROVISIONS CREATING BASELINE STANDARDS AND LIFE SAFETY MEASURES FOR NEW CONSTRUCTION, REHABILITATION OF EXISTING STRUCTURES AND GENERAL MAINTENANCE OF EXISTING STRUCTURES WITHIN THE CITY OF BLUE ISLAND, COUNTY OF COOK, STATE OF ILLINOIS AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF**

**WHEREAS**, it is in the best interest of the Mayor and City Council of the City of Blue Island to adopt such Building Codes to safeguard the health, safety and welfare of the citizens of the City of Blue Island and protect property by the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures within the City of Blue Island; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

**PREAMBLE**

The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth herein.

This Comprehensive Ordinance shall be known as the "Building Code of the City of Blue Island.

Authority: The Building Code of the City of Blue Island is authorized pursuant to authority granted under the Illinois Municipal Code, including but not limited to Division 30 of the Illinois Municipal Code (65 ILCS 11-30-1, et seq.)

Purpose: This Ordinance is enacted to provide for the minimum requirements to safeguard life or limb, health, and the public safety and welfare and the protection of property by regulating and controlling the construction, alteration, removal, demolition, maintenance, materials and use and occupancy of all buildings and structures, providing for the issuance of permits and collection of fees therefore within the City of Blue Island.

Jurisdiction: The territorial jurisdiction of this Ordinance shall include all of the City of Blue Island.

Interpretation: For purposes of interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements. Any provision of this Ordinance that imposes more stringent regulations, requirements or limitations than are imposed by any other applicable statute or regulation of the State of Illinois, then the provisions of this Resolution shall govern.

All ordinances or parts of ordinances in conflict herewith are hereby repealed, or amended to the extent they conflict with this ordinance.

**SECTION ONE**

The City of Blue Island shall hereby adopt The 2012 International Building Code® by reference as if fully set forth herein.

Supplemental Regulations:

**SECTION 1.1: Fence:**

All Fence Permit applications shall be accompanied a staked plat of survey performed by a license surveyor dated no less than six (6) months from the date of application.

**Section 1.2: FENCE POST INSTALLATION REQUIREMENTS**

All Fence posts regardless of composite material shall extend a minimum of thirty-six (36) inches below grade.

Chain link fences shall use only metal posts and all fence posts shall be anchored in concrete thirty-six (36) inches in depth.

The diameter of the fence post anchor hole shall be four times the size of the width of the post.

**Section 1.31.: FACING OF FENCE**

Any fence erected on a property line or within one foot of any property line shall be so constructed that the fence posts or other supports for such fence shall be placed or located on that side of the fence which faces the property of the person erecting or causing such fence to be erected, provided, however, that in the case of a fence erected under a mutual agreement between two adjoining properties, the fence posts or other supports may be placed on whichever side such property owners by mutual agreement may elect.

**Section 1.3.2: ALLOWABLE FENCE HEIGHT**

No fence on any lot or parcel of ground located in any area zoned residential shall exceed six (6) feet in height above the side/walk grade or above the surface of the ground where no grade is established, except that a fence designed and used to enclose a swimming pool may be more than six (6) feet but not more than eight (8) feet in height above the grade as aforesaid.

**Section 1.3.3: ALLOWABLE FENCE LOCATION**

No fence on any lot or parcel of ground located in a residential zone may be erected on any portion of such lot or parcel within the front yard of a residential structure.

**Section 1.4: USE OF SECURITY WIRE IN FENCE APPLICATIONS**

All fences with the exception of those located in areas zoned Industrial shall be strictly prohibited from using security wire on a fence. Security wire is commonly referred to as, but not limited to: Barbed wire or Razor Wire.

**Section 1.5: Relocation of water metering detection device.**

When a water metering detection device is located within the boundary area of a proposed fence to be erected it shall be the responsibility of the occupant and/or contractor to notify the City of Blue Island Water Department prior to the construction of said fence. After the aforementioned device has been relocated by City of Blue Island water department personnel and all applicable permits have been secured such work may be allowed to commence.

**SECTION TWO**

The City of Blue Island shall hereby adopt The 2012 International Existing Building Code® by reference as if fully set forth herein.

**SECTION THREE**

The City of Blue Island shall hereby adopt The 2012 International Energy Conservation Code® by reference as if fully set forth herein.

#### **SECTION FOUR**

The City of Blue Island shall hereby adopt The 2012 International Mechanical Code® by reference as if fully set forth herein.

#### **SECTION FIVE**

The City of Blue Island shall hereby adopt The 2012 International Property Maintenance Code® as if fully set forth herein.

Supplemental Regulations:

**101.1: Title.**

Insert "the City of Blue Island"

**102.3: Application of other codes.**

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the City's most currently adopted building, fire, electrical, mechanical and plumbing codes. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City of Blue Island Zoning Code.

**103.5: Fees.**

Insert "The appropriate City of Blue Island fee schedule."

**108.4: Placarding.**

Delete the word "Condemned" and insert "Not Approved For Occupancy."

**108.5: Prohibited occupancy.**

Delete in entirety and insert:

Any person who shall occupy a placarded premises or structure or any part thereof, or shall use placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises, shall be liable for the penalties provided by this code. Notwithstanding the foregoing, access to a placarded structure may be permitted to a person or owner, for the limited purpose of removing personal property of said person or owner from said structure, provided they i) obtain permission of the City of Blue Island Building Department prior to said access, and ii) are accompanied by a City of Blue Island Building Department employee during the time of said access. The time and manner of access to a placarded structure shall be determined by the City of Blue Island Building Department during normal operating hours of the Building Department. Access to a structure pursuant to this Subsection is within the sound discretion of the Building Department and may be denied on the basis of safety, health, or hazard.

**109.1: Imminent danger.**

Delete "This Structure Is Unsafe and Its Occupancy has been Prohibited by the Code Official" and insert "NOT APPROVED FOR OCCUPANCY."

**112.4: Failure to comply.**

Delete "of not less than \$50.00 dollars or more than \$750.00 dollars."

**112.5: Failure to obtain Building Permit.**

Whenever the code official finds any work regulated by this code being performed without the appropriate City Building Permit being displayed, the code official is authorized to post a "STOP WORK" warning on the jobsite until such time as the proper permits are obtained.

### **201.3: Terms Defined in Other Codes.**

Delete in its entirety.

#### **Section 202: General Definitions.**

Shall be amended to include the following definitions:

**Accessory Structure.** A structure, whether temporary or permanent, the use of which is incidental and secondary to that of the principal building and is located on the same premises.

**Basement.** A portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

**Building.** Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.

**Building Code.** The building code officially adopted by the legislative body of this jurisdiction, or such other code as may be officially designated by the legislative body of the jurisdiction for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures.

**Building Official.** The official designated by the jurisdiction to enforce building, zoning or similar laws, or his duly authorized representative.

**Cellar.** A portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.

**Dilapidated.** A building, structure, or part thereof which is in a state of ruin or shabbiness resulting from neglect. The term implies a hazard to life or property

**Dwellings. One-family dwelling:** A building containing one dwelling unit.

**Two-family dwelling:** A building containing two (2) dwelling units.

**Multi-family apartment house:** A building or portion thereof containing more than two (2) dwelling units.

**Boarding house, tourist house:** A building arranged or used for the lodging with or without meals, for compensation, by more than five (5) and not more than twenty (20) individuals.

**Rooming house:** A building or part thereof, in which sleeping quarters (but not meals or cooking facilities) are provided by prearrangement for compensation on a weekly or longer basis for 3 or more persons.

**Hotel:** Any building containing six (6) or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

**Dwelling Unit.** A single unit providing complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Exterior Property Areas.** The open space on the premises and on adjoining property under the control of owners or operators of such premises.

**Extermination.** The control and elimination of insects, rodents, or other pests by eliminating their harboring places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigation, trapping; or by any other recognized and legal pest elimination approved by the health officer.

**Garbage.** Wastes resulting from the handling, preparation, cooking and consumption of food including wastes from the handling, storage and sale of produce.

**Grade.** The average level of the finished surface of the ground adjacent to the exterior

**Hotel.** See "Dwellings."

**Infestation.** The presence, within or contiguous to, a structure or premises, of insects, rodents, vermin or other pests.

**Junk Vehicle.** Any vehicle which is without a currently valid license plate or plates and is in either a rusted, wrecked, discharged, dismantled, partly dismantled, inoperative, or abandoned condition. A junked vehicle shall be classified as to its condition in one (1) of the two (2) following categories:

Restorable: A junked vehicle that is in a condition whereby repairs to same could be made to place it in operating condition without exceeding the estimated value when repaired.

Wreck: A junked vehicle in such condition that it is economically unsound to restore same to operating condition considering the repairs to be made, age of the vehicle, market value of the vehicle if it were restored or in such condition that the public officer, in his opinion determines that it warrants such classification.

The code official shall make the final determination as to the classification to be assigned to any one (1) particular vehicle.

**Maintenance.** Conformance of a building and its facilities to the code under which the building was constructed.

**Multifamily Dwellings.** See "Dwellings".

**Occupant.** Any person, living, sleeping, cooking, or eating in, or having actual possession of a dwelling unit or rooming unit.

**Refuse.** See "Rubbish."

**Rehabilitation.** Repairs to, or replacement of, present elements of any existing building, such as windows, stairs, flooring, wiring, etc.; or rearrangement of rooms, by the relocation of partitions or walls; or by the installation of new bathrooms or kitchens; or the general replacement of the interior or portions of the interior of a building; which may or may not include changes to structural elements such as floor systems, roof systems, columns, or load bearing interior or exterior walls.

**Renovation.** A building and its facilities made to conform to present day minimum standards of sanitation, fire and life safety.

**Service Facilities.** Those facilities and fixtures necessary for the supply of such required basic services as heat, electricity, hot and cold water, and sewage disposal.

**Unsanitary Condition.** A condition constituting a danger or hazard to the health of a person or persons occupying or frequenting a building or premises, or to the general public.

#### **Section 301.2.1: Responsibility of lessor.**

Any dwelling unit, offered for rental, is required to be inspected by Building Department inspectors prior to occupancy. All rental units must be clean, sanitary, pest free and in good repair. All required or supplied equipment, fixtures and structural elements shall function as intended by the manufacturer or builder of said item. All walls and ceilings to be either freshly painted or grease free, cleaned and sanitized.

#### **Section 302.3: Sidewalks and driveways.**

Delete in entirety and insert:

All sidewalks, walkways, stairs, driveways, parking spaces and similar paved areas for public use shall be kept in a proper state of repair and free of all snow, ice, mud and other debris. If any sidewalk or driveway or portion thereof by virtue of its state of repair shall constitute a danger to public health and safety, the sidewalk or driveway or portion thereof shall be replaced.

Property owners shall maintain all parkway areas, curb lines, easements and alleyways to the midpoint adjacent to their property. Tree maintenance and planting in the parkways shall be done in accordance with any applicable ordinances.

**Section 302.4: Weeds.**

Insert "six (6) inches."

Add new:

**Section 302.4.1: Yards.**

All residential yard areas not covered by buildings, gardens or common landscaping will be maintained with grass.

**Section 302.8: Motor vehicles.**

Delete in entirety and insert:

Except as provided in other regulations, not more than one (1) currently unregistered and/or uninspected motor vehicle shall be parked on any property in a residential district. No vehicle shall be allowed to be in a state of major disassembly, disrepair or in any condition as defined as a "junk vehicle", nor shall it be in the process of being stripped or dismantled. A vehicle of any type shall not at any time undergo major overhaul, including bodywork, in a residential district. No automotive repair business of any type shall be allowed on residential properties.

**Section 302.8.1: Motor vehicle parking**

All parking areas for motor vehicles shall be paved with bituminous, concrete or an equivalent surface and shall be kept free from litter and debris and in good repair. Boats, watercraft, recreational watercraft, recreational vehicles, trailers and campers or any vehicle pulled by another vehicle or upon a trailer may only be parked in barrier areas in the rear yard. The surface in these areas shall be bituminous, concrete, gravel or an equivalent surface and shall be kept free from litter, debris and in good repair. The barriers shall be constructed of concrete, landscape timbers or other equivalent material approved by the building department.

**Section 302.8.3: Motor vehicle parking, non-residential.**

Except as provided in other regulations and approved by the code official, not more than two (2) currently unregistered and/or uninspected motor vehicles shall be permitted on any property in a non-residential district, and any vehicle shall not at any time be in the process of being stripped or dismantled.

**Section 302.9.1: Dumping upon a Waterway.**

Depositing or throwing refuse or garbage of any kind in a channel, river, stream or any waterway is prohibited.

**Section 302.9.2: Littering.**

Throwing or depositing garbage or refuse of any kind, including but not limited to cans, bottles, paper and plastic, in any street, alley, park or public way within the City is unlawful.

**Section 302.10: Removal of Unused Fuel Oil Drums.**

Fuel oil drums or tanks, which are no longer in use to store fuel oil for heating, shall be removed prior to the transfer of ownership of any real property in which they are located. Removal shall be accomplished as a condition of approval of the premises for sale by the building department. The Building Department may order immediate removal of any fuel oil drums or tanks that it determines endangers or may endanger the public's health, safety or welfare if not removed. The owner or occupant of the real property shall remove the fuel oil drum or tank immediately

if ordered to do so in this situation.

**Section 302.11: Caretaker.**

In every multiple dwelling two (2) units or more there shall be a person or entity designated by the owner, whose duties include maintaining the commonly used parts of the premises. It shall be the responsibility of the property owner to provide the name and emergency contact information for the designated individual or entity to the Building Department and update it as needed. It shall be the responsibility of the Building Commissioner to maintain these records.

**Section 302.12: Provision of Service Facility, Equipment or Utility.**

No owner, operator or occupant shall cause any service facility, equipment or utility which is required under this housing code, to be removed from, shut off and/or discontinued from any occupied dwelling unit, except such temporary interruption as may be necessary while actual repairs or alterations are in process, when discontinuance of service is approved by the Building Commissioner, and except during temporary emergencies.

**Section 302.13: Outdoor storage areas.**

Business Zoning Districts: All storage, with the exception of "limited" display of merchandise, shall be in completely enclosed buildings or obscured from public view by a solid fence or wall not less than eight (8) feet in height or by densely planted vegetation so designed and planted as to be 75 percent opaque when viewed horizontally between two (2) feet and eight (8) feet above ground level.

Residential Zoning Districts: All outdoor storage for a continuous period exceeding 15 days in length shall be enclosed or obscured from view as required for storage in business districts. However, the storage of such functional items as children's play structures, firewood, and operable automobiles and bicycles shall be exempt from this provision.

**Section 304.3: Premises Identification.**

Delete in entirety and insert:

All buildings shall have an appropriate address marking affixed to the structure in a location and size that is visible and legible to any public safety or emergency vehicle from the street. All buildings that are accessible from a public alley vehicle shall also have an appropriate address marking affixed in a location and size that is visible and legible to any public safety or emergency vehicle from the public alley. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

**Section 304.5.1: Basements Free from Dampness.**

Cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure.

**Section 304.7: Roofs and drainage.**

Insert at end:

"and the discharge hose must be at least five (5) feet away from all property lines. Sump pump discharges must be directed to the rear of the property and must end at least ten (10) feet from property lines. All residential gutters and downspouts shall be disconnected from entry into the sewer system except in those instances when the Building Commissioner or his designee determines that a discharge of water cannot be made into a yard area without causing a problem to the property owner or to an adjacent property."

**Section 304.14: Insect screens.**

Delete "During the period from (DATE) to (DATE)

**Section 305.3.1: Bathroom and Kitchen Floors.**

Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition and uniform in appearance.

**Section 307.1: General.**

Delete in entirety and insert:

Every interior and exterior flight of stairs shall conform to the applicable codes and requirements of the currently adopted version of the International Residential Code.

**Section 308.3.1: Garbage facilities.**

Delete in entirety and insert:

The owner of every multi-family dwelling containing four (4) units or more, and all commercial businesses, shall contract with a private scavenger service for disposal of all garbage, rubbish, trash or other disposables. All such items are required to be placed in leakproof containers equipped with close-fitting covers, provided by the scavenger service for the storage of such materials. All garbage, rubbish, trash or other disposable items are to be placed in the container, no higher than the top of the container, with the lids closed at all times, until removed from the premises by the scavenger company. In the event that the garbage, rubbish, trash or other disposable items exceeds the top of the container and the lids cannot be tightly closed it is the responsibility of the owner or operator of the dwelling or business to contact the scavenger service for more frequent pick-ups or additional containers. No garbage, rubbish, trash or other disposables are to be placed or left on the ground.

**Section 308.3.2: Containers.**

Delete in entirety and insert:

All single family, two or three unit dwellings, are required to have a sufficient number of garbage totters. There should be a minimum of one totter per unit. All garbage, rubbish, trash or other disposable items are to be placed inside the totter and the lid kept tightly closed at all times. If there is more garbage, rubbish, trash or other disposable items than can be properly kept in a single totter with the lid tightly closed it is the responsibility of the owner to obtain an additional totter or totters. If more than one totter per unit is needed, they are available at an additional charge. The waste hauler having the current service contract with the City supplies garbage totters to be used. No garbage, rubbish, trash or other disposables are to be placed or left on the ground.

**Section 308.3.3: Use of garbage bags.**

Plastic bags outside the garbage container may only be used for leaves, grass clippings, newspapers or magazines. Papers and magazines not in containers must be bundled and tied. No wet garbage is to be placed in any plastic bag.

**Section 308.3.4: Sanitation.**

The owner of every dwelling is responsible to keep the area where garbage is stored in a clean and sanitary condition.

**Section 309.4: Multiple occupancy.**

Delete "the public or shared areas of the structure and exterior property. If infestation is



caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination."

And add "all areas of the structure and exterior property. All extermination that is done in any residential building having two or more residential units shall be performed by an exterminator having a current state certification."

**Section 309.4.1: Proof of Extermination:**

The owner of any rental unit shall provide proof that the unit has been exterminated prior to tenant occupying the unit.

**Section 308.5: Occupant.**

Delete in entirety.

**Section 404.1: Privacy.**

Delete in entirety and add:

"Every dwelling unit shall be arranged in such a manner that each room is accessible from every other room without the use of hallways, rooms or other areas not exclusively a part of such dwelling unit. No dwelling unit shall be accessible from any hallway, room or other area not exclusively a part of such dwelling unit except through a doorway equipped with a door and a lock."

**Section 404.4.6: Basement Rooms.**

Basement rooms partially below grade shall not be used for living purposes unless:

1. more than half its clear floor to ceiling height is above the average grade of the adjoining ground;
2. required minimum window area of every habitable room is entirely above the grade of the ground adjoining such window area;
3. the dwelling unit meets the other requirements of this Property Maintenance Code.

**Section 404.6: Efficiency unit.**

Change "three" to "two."

**Section 502.5: Public toilet facilities.**

Delete "International Plumbing Code" and add "most currently adopted plumbing code."

**Section 505.4: Water heating facilities.**

Delete "of not less than 110 degrees F (43 degrees C)."

And add "in accordance with the most currently adopted plumbing code."

**Section 602.2: Residential occupancies.**

Delete in entirety and add:

Every dwelling unit, or rooming unit shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments contained therein to a temperature of 72 degrees Fahrenheit at a distance of 18 inches above floor level when the outside temperature is a minimum 10 degrees Fahrenheit; provided that gas or electric appliances designed exclusively for cooking or water heating purposes shall not be considered as heating facilities within the meaning of this provision.

A minimum temperature of 72 degrees Fahrenheit from 6:30 A.M. to 11:00 P.M. and 65 degrees Fahrenheit from 11:00 P.M. to 6:30 A.M. averaged throughout any dwelling unit or rooming unit shall be maintained without such undue restriction of ventilation, as to interfere with proper healthful conditions.

**Section 602.3: Heat supply.**

Delete in entirety.

**Section 602.4: Occupiable work spaces.**

Delete "during the period from (DATE) to (DATE)"

**Section 602.5: Room temperature measurement.**

Delete in entirety.

**Section 604.2: Service.**

Delete "60 amperes" and add "100 amperes"

**Section 702.2: Aisles.**

Delete "International Fire Code" and add, "most currently adopted Fire Code."

**Section 702.4: Emergency escape openings.**

Delete "Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening."

**Section 702.4.1: Security coverings.**

Burglar bars, grilles, grates, gates or any other security type devices shall be prohibited from use in any and all applications.

**Section 704.1: General.**

Delete "International Fire Code" and add, "most currently adopted Fire Code."

**Section 704.2: Smoke alarms.**

Delete "International Fire Code" and add, "most currently adopted Fire Code."

**Section 704.3: Power source.**

Change "Exception: Smoke alarms" to "Exception: Existing smoke alarms"

**Appendix A-Boarding Standard.**

Delete in entirety.

**SECTION SIX**

The City of Blue Island shall hereby amend The City of Blue Island Municipal Code Chapter 91 Supplemental Regulations:

**(91.65) Cruelty to Animals Prohibited**

No person shall cruelly treat any animal in the city of Blue Island in any way. Any person who inhumanely beats, injures, neglects, underfeeds, overworks, exposes to temperature extremes, tethers, cause or entice any fighting or other like cruelties, or abandons any animal shall be deemed guilty of a violation of this section. (71 Code, 91.170) Penalty, see 91.99

**(91.68) Breeding of Animals; Limitation on Number.**

No person, Firm or Corporation shall keep or maintain any animals for breeding or food purposes within the corporate limits of the City of Blue Island. No person shall keep or maintain any poisonous/venomous animals. The aforementioned animals shall include but not be limited to: Spiders, and Snakes.

**(91.99) Penalty**

- (A) Any person who violates any of the provisions of this chapter for which a specific penalty is not provided shall be fined not less than \$100 nor more than \$750 for each violation, and each day the offense exists shall be considered a separate violation.
- (B) The owner of any animal which does any of the acts prohibited in 91.25 shall be fined as indicated in 91.99 (A)

**SECTION SEVEN**

The City of Blue Island shall hereby adopt the following State Statutes by reference as if fully set forth herein:

210 ILCS 115 et. seq. (2010) Mobile Home Act

210A ILCS 120 et. seq. (2010) Mobile Home Tiedown Act

210A ILCS 117 et. seq. (2010) Abandoned Mobile Home Act

430 ILCS 115/1 et. seq. (2010) Illinois Manufactured Housing And Mobile Home Safety Act

**SECTION EIGHT**

The City of Blue Island shall hereby adopt The 2008 Illinois food service sanitation Code® as if fully set forth herein.

**SECTION NINE**

The City of Blue Island shall hereby adopt The 2012 International Residential Code® as if fully set forth herein.

**SECTION TEN**

The City of Blue Island shall hereby adopt The 2012 NFPA 1: Uniform Fire Code® as if fully set forth herein.

Supplemental Regulations:

**SECTION 10.1- MONITORING OF FIRE ALARM AND AUTOMATIC SPRINKLER SYSTEMS**

Newly installed Automatic sprinkler systems, and Fire detection systems shall be supervised directly by the Blue Island Dispatch Center and transmit signals via wireless radio transmitter. Existing Automatic sprinkler systems and Fire detection systems shall be converted to transmit directly to the Blue Island Dispatch Center via wireless radio transmitter by January 1, 2014.

**SECTION 10.2- PLACEMENT OF COMBINATION STYLE SMOKE/CO ALARMS IN EXISTING APARTMENT BUILDINGS**

Existing apartment buildings shall be required to have combination style smoke/co alarms in all corridors, and in all sleeping areas. Such devices shall be hard wired directly to the buildings electrical system and shall have battery back-up.

**SECTION 10.3- NEW CONSTRUCTION OF NON-SINGLE FAMILY RESIDENTIAL STRUCTURES**

The first responding fire department apparatus shall be able to reach all interior points of a newly constructed non-single family residential structure with a 150 foot initial attack hose or a distance approved by the code official and/or Fire Chief. Where this requirement cannot be met, an interior standpipe system equipped with fire department hose connections will be required. The standpipe system shall be installed in accordance with the currently adopted version of NFPA 14 (Standard for installation of standpipe and hose systems). The standpipe system shall be connected to a public water system, and shall have a fire department connection.

## **SECTION ELEVEN**

The City of Blue Island shall hereby adopt The 2004 Illinois State Plumbing Code® as if fully set forth herein.

Supplemental Regulations:

### **SECTION 11.1-Changes to Plumbing Code.**

The construction and installation of all plumbing and sewerage within the City of Blue Island shall conform to the regulations set forth in the Illinois Plumbing Code, 2004 Edition, as published by the Illinois Department of Public Health, as revised from time to time, and the Rules and Regulations contained in 77 Illinois Administrative Code, Part 890, as amended from time to time, for regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of said Plumbing Code and Rules and Regulations contained in 77 Ill. Admin. Code, Part 890, which is on file in the Clerk's Office of the City of Blue Island, are hereby adopted and made a part hereof as if fully set out in this Ordinance, with the exception of those sections of the Illinois Plumbing Code and with the exception of those Sections of 77 Ill. Admin. Code, Part 890, which are amended in Sub-section 2 of this Ordinance."

**SUB-SECTION 2:** The following sections of the Illinois Plumbing Code, 2004 edition and/or the following Sections of 77 Ill. Admin. Code, Part 890 are hereby adopted by the City of Blue Island as the City of Blue Island Plumbing Code with the following amendments:

A. Section 890.320 shall be amended by adding the following sentence to Subsection d) entitled "Soldered Joints" as follows: "All excess solder and flux shall be wiped from copper tubing and copper sweat fittings."

B. Section 890.520 entitled "Gasoline, Oil and Flammable Liquids" shall be amended by amending the first sentence to read as follows:

"Commercial vehicle repair garages, gasoline stations, storage facilities, enclosed parking garages, fire stations, emergency vehicle garages, and all facilities with grease racks or pits, and oil change facilities shall be provided with floor drains or trench drains connected to an approved gas or oil interceptor."

C. Section 890.1190 entitled "Water Supply Control Valves and Meter shall be amended by adding the following language as Subsection h):

"h) Meter Valves Required: Valves shall be required on both the inlet and outlet side of all water meters and valves shall not be less in size than the size of the building's water service. The inlet side valve shall be a ball-type valve, either straight through or angled, equipped with padlock wings. Meter valves shall conform to A.W.W.A. standards for brass valves. A drip valve shall be installed on the discharge side of the meter."

D. Section 890.1200 entitled "Water Service Sizing" shall be amended as indicated below:

Subsection a) shall be amended as follows: "a) Water Service Pipe Sizing. Water service pipe and fittings shall be a minimum 1" Type K copper."

The third sentence regarding the prohibition of the use of plastic water pipe shall be deleted.  
E. Section 890.1210 entitled "Design of a Building Water Distribution System" shall be amended as follows:

Subsection f) 1) entitled "Air Chambers" shall be amended to read as follows: "1) An air chamber will be installed at all fixture supplies. Such air chambers shall be at least 12 inches in length and at least the same size as the fixture supply. An air chamber installed on a riser shall be at least 24 inches in length and at least the same size as the riser."

F. Section 890.1210 entitled "Design of a Building Water Distribution System" shall be amended by adding the following Subsection:

"j) Branch Lines Sizes. The maximum length of such branch pipes shall be:

3/8" 6 feet;

1/2" 20 feet;

3/4" 60 feet."

G. Section 890.1360 entitled "Sanitary Wastes Below Sewer" shall be amended by adding the following sentence to the end of Subsection b):

"Sump Pumps and Ejector Pumps must be designed with a minimum of ¼ horse power and sump pumps and ejector pumps must each be capable of discharging a minimum of 3,000 gallons per hour."

H. Section 890.1500 entitled "Installation of Wet Venting" shall be amended by deleting the Section 890.1500 in its entirety since the City of Blue Island does not allow Wet Venting.

I. Section 890.1520 entitled "Circuit and Vent Looping" shall be amended by deleting Section 890.1520 in its entirety since the City of Blue Island does not allow Circuit and Vent Looping.

J. Section 890, Appendix A shall be amended as follows: All reference to PVC Pipe with Cellular Core shall be deleted in its entirety. Cellular Core Pipe is not allowed by the City of Blue Island.

**SUB-SECTION 3:** The construction of all plumbing and sewerage subsequent to the adoption of this Ordinance shall meet the accessibility requirements of the 2004 Edition of the Illinois Plumbing Code, 77 Ill. Admin. Code, Part 890 and the Illinois Accessibility Code, all as amended from time to time.

**SUB-SECTION 4:** That all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SUB-SECTION 5:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

#### **SECTION 11.2- EXPOSURE OF WALLS AND CEILINGS**

When walls or ceilings are opened or exposed for any purpose the plumbing system contained within shall be required to meet the provisions of the aforementioned adopted code.

### **SECTION TWELVE**

The City of Blue Island shall hereby adopt The 2005 National Electrical Code® as if set forth herein.

Supplemental Regulations:

## **SECTION 12.1: USE OF ALUMINUM WIRE**

The use of aluminum wire shall be strictly prohibited in all applications.

## **SECTION 12.2: USE OF METALLIC FLEXIBLE TUBING**

The use of Metallic flexible tubing (commonly referred to as: Whip/BX/Greenfield) in exposed areas shall not extend more than 6 feet from termination points.

## **SECTION 12.3: USE OF NON-METALLIC CABLE**

The use of non-metallic cable (commonly referred to as "Romex") or any other soft sleeve type cable containing electrical conductors within shall be strictly prohibited from use in all applications.

## **SECTION 12.4: USE OF PLASTIC/PVC OR NON-METALLIC CONDUIT PIPE**

The use of plastic/pvc or any other non-metallic piping above grade shall be strictly prohibited from use in all applications. Any plastic/pvc or any other non-metallic pipe used in below grade applications shall be UL listed and approved for such usage.

## **SECTION 12.5: MINIMUM REQUIREMENT FOR DOUBLE METER SERVICES AND ABOVE**

In such applications when there is more than one meter as part of the electrical service that supplies any structure regardless of intent, a minimum of a 200-ampere riser and corresponding components as required by the aforementioned code shall be required.

## **SECTION 12.6: MINIMUM ELECTRICAL SERVICE REQUIREMENT**

The minimum electrical service allowable shall be 100 amperes.

In the event of rehabilitation or retrofitting of 50 percent or more of an existing electrical system that is less than 100 ampere shall require that system to be upgraded to the 100-ampere minimum.

When existing electrical systems are deemed unsafe by the Building Commissioner or his designee they shall be required to be placed out of service and replaced with the 100-ampere minimum required and/or 200-ampere riser requirement where double meters are present.

## **SECTION 12.7: EXPOSURE OF WALLS AND CEILINGS**

When walls or ceilings are opened or exposed for any purpose the electrical system contained within shall be required to meet the provisions of the aforementioned adopted code.

## **SECTION THIRTEEN**

### **PLAN REVIEW/PERMIT PROCESS AND PROCEDURES**

Plan reviews are necessary for projects including, but not limited to (Structural alteration, New construction, Extensive rehabilitation of over 1,200 square feet or \$10,000 in estimated cost). Construction prints, drawings and related documents shall be stamped by a Licensed Architect, Structural Engineer, or other pertinently qualified Professional Engineer when submitted for plan review. Plan review, and permit fees shall apply, and shall be paid at the time permit is granted and issued.

### **Components of the Plan review process**

Planning Department Representative will review to ensure that the proposed project is in accordance with the City of Blue Island Zoning Code and Development Plan.

Building Department staff will meet collectively and review to ensure that the proposed project meets the requirements of the applicable codes and provisions adopted by the City of Blue Island.

## **SECTION FOURTEEN**

### **CONFLICTS**

The housing stock and commercial properties located within the City of Blue Island are diverse and present many different scenarios, circumstances and situations to the Building Code Officials due to the various ages and previously accepted construction methods. In the event of rehabilitation, addition, or new construction The Building Commissioner shall have the authority to grant variance in appropriate situations due to existing conditions as explained in the aforementioned.

In the event where there is a conflict between the aforementioned adopted codes and provisions the Building Commissioner or his designee shall render the final decision on which provision shall supersede.

## **SECTION FIFTEEN**

Fines-Penalties-Costs – Unless otherwise specified in the body of this ordinance any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions adopted by reference, or who refuses to remedy a violation of any such provision or to remedy a hazard of fire explosion, collapse, contagion, or spread of infectious disease found to exist and duly ordered eliminated, shall upon conviction thereof be fined not less than Fifty Dollars (\$50.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each offense. Nothing herein contained shall prevent the City from pursuing such other lawful action as is necessary for the restraint, correction and abatement of any violations.

## **SECTION SIXTEEN**

All ordinances or parts of ordinances in conflict herewith are hereby repealed, or amended to the extent they conflict with this ordinance to limit construction hours as prescribed herein.

## **SECTION SEVENTEEN**

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. A full, true and complete copy of this ordinance shall be published in pamphlet form, by authority of the City Council as corporate authorities.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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**CITY CLERK OF THE CITY OF BLUE ISLAND  
COUNTY OF COOK AND STATE OF ILLINOIS**

**VOTING AYE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**VOTING NAY:** \_\_\_\_\_

\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**APPROVED:** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and **Filed** in my office this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

**PUBLISHED** in pamphlet form this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**