

CHAPTER 23

BUILDINGS

ARTICLE I BUILDING CODE

SECTION 23-1: BOCA CODE ADOPTED

There is hereby adopted by the Village of Lena for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain Building Code known as the BOCA National Building Code 1996, is hereby adopted as reference thereto the same as if fully set forth herein and the whole thereof, save and except such portions as are hereinafter deleted or amended, three copies of which are on file in the office of the Village Clerk. Said Building Codes shall not be applicable to the extent that it may conflict with the plumbing Code hereinafter set forth and the electrical Code hereinafter set forth.

SECTION 23-2: RESTRICTIONS

No building shall be constructed, altered, repaired or removed in violation of the Codes as herein set forth.

SECTION 23-3: INSPECTIONS/AGENCY DESIGNATED

The President of the Village of Lena, with the advice and consent of the Board of Trustees, shall designate a Building Inspector to assist in carrying out the inspections desirable to enforce the provisions of this Article. The inspector shall send reports of its inspections to the Board of Trustees of the Village of Lena for any necessary action.

SECTION 23-4: APPLICATION/PERMIT REQUIRED

It shall be unlawful to construct, enlarge, alter or demolish a structure which is regulated by this Code without first filing an application with the President of the Village of Lena or such persons as he may designate in writing and obtaining the required permit therefore; except that ordinary repairs, as defined in Section 104.1 of BOCA Basic Building Codes, which do not involve any violation of this Chapter shall be exempt from this provision.

SECTION 23-5: BUILDING PERMIT FEES

(A) No permit required by the Building Code Ordinance shall be issued until the fee prescribed in Subsection (B) of this Section shall have been paid; nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

(B) The fees for any permit required by the Building Code adopted heretofore by the Village of Lena shall be in accordance with the Schedule of Fees set forth in 23-134. In the event that a building or other improvement needing a Building permit is already under construction or has been completed at the time of application for a Building permit, the fee shall be double the fee set forth above.

SECTION 23-6: COMPLIANCE

No building permit shall be issued by the Village to any individual who has failed to comply with any outstanding Building permit issued to that person. Provided, however, that notwithstanding any other provision herein, a Building permit may be issued to such individual to the extent necessary to bring any building or structure within the Village of Lena into compliance with the Building Codes heretofore or hereafter adopted by the Village.

SECTION 23-7 through 23-16. RESERVED

ARTICLE II PLUMBING CODE

SECTION 23-17: THE ILLINOIS PLUMBING CODE ADOPTED

For the purpose of prescribing regulations governing the installation, alteration, repair and maintenance of plumbing fixtures, lines and equipment, that certain document known as the Illinois Plumbing Code, 1986, as amended through the date of the adoption of these codified ordinances, promulgated by the Department of Public Health, State of Illinois, pursuant to authority granted by the Illinois Plumbing License Law (ILCS Ch. 225, Act 320, Sections 0.01 *et seq.*, as amended) is hereby adopted as the Plumbing Code of the Village, save and except for such portions thereof as may be amended or repealed in this subchapter.

SECTION 23-18: DEFINITIONS

In addition to the definitions provided in the Illinois Plumbing Code, 1986, as adopted in Section 23-17, the following words and terms shall have the definitions given herein.

“BLOW-OFF BASIN” A watertight receptacle provided to intercept the blow-off from the boiler and condense the steam before entering a sewer.

“CATCH BASIN” A watertight receptacle built to intercept waste water which may contain sediment from surface, subsoil, gravel roof or stable drainage, grease or oils, or from steam or hot water boilers before overflowing into a sewer or drain.

“HOUSE SEWER” The sewer which begins three feet outside of the foundation wall of a building and connects the house or building drain with the main sewer, or with a septic tank or cesspool on the premises.

“MAIN SEWER” The main sewer which is connected with the general sewerage system of the Village.

“PLUMBER” A person who is the holder of a license duly issued in accordance with the provisions of the Plumbing License Law of Illinois, designating such person as a “licensed plumber”.

“PRIVATE SEWER” Any main or branch sewer located either on public or private property, not constructed or accepted by the Village, which conveys the drainage of one or more buildings or sites to the sewer system of the Village, or its outlet.

“SEWER” All work and material in installing, connecting or repairing any system of drainage whereby foul, waste of surplus matter is discharged through a pipe from a building or fixture to the main sewer, or to any other point of disposal.

SECTION 23-19: FILE COPIES

Three copies of the Illinois Plumbing Code, 1986, as adopted in Section 23-17, shall be kept on file in the office of the Village Clerk, and there kept available for public use, inspection and examination.

SECTION 23-20 through 23-33. RESERVED

**ARTICLE III
ELECTRICAL CODE**

SECTION 23-34: STANDARDS AND SPECIFICATIONS ADOPTED

There are adopted, as safe and practical standards for the installation, alteration, and use of electrical equipment in the Village, the rules and regulations of the National Fire Protection Association of electrical wiring and apparatus, contained in the code known as the National Electrical Code of 1996 (as amended from time to time), except such portions as hereafter modified, or amended, a copy of which code is now on file in the office of the Village Clerk, the Electrical Inspector, and the Building Inspector, and the same are adopted and incorporated as fully as if set out at length herein, and from the date on which this section shall take effect the provisions thereof shall be controlling within the limits of the Village and the National Electrical Code of 1996 and the amendments thereto adopted shall be known as the Electrical Code.

SECTION 23-35: AMENDMENTS TO THE NATIONAL ELECTRICAL CODE ELECTRICAL SERVICE

- (A) Residential new service shall be in metal conduit or approved PVC only.
- (B) Commercial or industrial new service shall be in metal conduit only, PVC not allowed.
- (C) Apartment, duplexes, town houses, condos, and multifamily new service and subpanels shall be in metal conduit only, PVC shall not be allowed.
- (D) For minimum service, use 100 amp. 16 circuit breaker cabinet with 100 amp main breaker. The minimum breaker panel size for 200 amp service shall be 30 space.
- (E) Service run over four (4) feet into a home or building shall have approved disconnect.
- (F) Service on pole or outside run to main cabinet or subcabinet shall also have main breaker or disconnect inside at cabinet also.
- (G) Two separate eight (8) foot ground rods placed at least six (6) feet apart. Ground wire to come out the side of the meter base, inside of the conduit and connect to ground rod with ground clamp with hub. Ground wire goes to terminal at meter socket and on into terminal in breaker panel, bonding bushings required around concentric or eccentric knockouts.
- (H) Ground clamp to be six (6) inches above grade.
- (I) Power underground wires to be inspected before ditch is covered.
- (J) Service shall be grounded to a metallic cold water pipe and to a supplementary electrode. Water meter requires a bonding jumper.
- (K) Underground meter pedestal shall be secured to a treated wooden 4x4 post secured in cement at least four (4) feet in the ground for mobile home insulation (installation).
- (L) Minimum 100 amp service will be #3 copper and 1 ¼ -inch conduit.

(M) Minimum 200 amp service will be #3/0 copper, and 2-inch conduit.

(N) At no time shall aluminum wire ever be used as service entrance conductors.

(O) Dwellings that have an area greater than 1,800 square feet shall have a minimum service rating of 200 amps. NOTE: Square-feet includes dwelling garages and in some cases basement and bathroom is roughed in and egress windows installed in basement.

(P) New multifamily units over two (2) units, town houses and apartments shall be in metal conduit.

SECTION 23-36: ENTRANCE CABLE

Entrance cable shall not be used for service or electric stove runs. The use of service entrance cable will only be approved by the inspector in some farm building applications.

SECTION 23-37: TYPE OF WIRING

(A) Romex with a bare conductor for equipment.

(B) Romex to be stapled 6 inches from outlet and every three (3) feet.

(C) In the basement and garage, exposed wiring to be in conduit, basement, upper runs drop to box and use conduit. In basement and garage, wiring to be covered by drop ceiling or drywall.

NOTE: Insulation will no longer be a means of cover.

(D) Metal buildings and metal sheds shall be done in conduit only. Commercial, farm, agricultural, and industrial buildings shall be in metal conduit only. All dwellings or structures exceeding three (3) floors above grade shall be in metal conduit only.

(E) The use of electrical nonmetallic tubing (ENT) shall be prohibited in commercial, residential, industrial and all applications.

(F) All agricultural buildings shall be in metal conduit.

(G) Termination at permanently installed wiring devices shall be of the binding head screw, screw tightened clamp, set screw or manually torque hardware.

(H) Premises wiring methods utilized for component interconnection, box dimensions, and enclosures shall not be allowed in dwelling occupancies. Surface wiring methods listed and otherwise approved by the N.E. Code may be allowed. Terminations at permanently installed wiring devices shall be of the binding head screw, screw tightened clamp, set screw or manually torque hardware. Splices and taps shall be installed by methods in compliance with provisions of Article 110 and other applicable articles of the N.E.C.

(I) Mobile homes shall conform to current National Electrical Code and current Lena Code.

(J) Switches, devices and fixtures to be rated according to conductor size.

(K) Garage receptacles on 20 amp separate circuit with 20 amp GFI rated receptacles.

(L) The refrigerator or freezer or central vacuum to be single receptacle and does not have to be on a GFI.

(M) One (1) 20 amp outside GFI receptacles required. 1996 code requires all below grade, basement receptacles to be on ground fault.

(N) Basement to be on separate circuit lights also.

(O) Laundry equipment and sump pump to be on a single receptacle and not on a GFI circuit. Industrial and commercial to comply with ground fault requirements of the Village.

CIRCUITS AND REQUIRED OUTLETS

(A) Receptacles and lights eight (8) openings on #14 wire use 15 amp breaker; ten(10) openings on #12 wire use 20 amp breaker.

(B) Install one (1) wall switch to control light outlet in every room, hallways, stairways, garage, and outdoor entrances.

(C) Identify circuits in cabinet.

(D) In each room duplex outlets shall be installed so that no point along the wall is more than six (6) feet from an outlet, including any space two (2) feet or more.

(E) Industrial and commercial outlet to be rated for 20 amps. 20 amp circuit, #12 wire, 20 amp device.

(F) One (1) outlet needed within three (3) feet of water softener rough-in site.

SPLICES AND CONNECTIONS

(A) Wires shall be twisted and mechanically secured with wire nuts.

(B) Romex must be stripped before putting in boxes.

(C) All receptacles to be bonded.

(D) No more than two (2) wires will be allowed on each side of receptacle.

(E) Joints are to be made up for rough-in inspection.

LAUNDRY

(A) One (1) twenty-amp circuit for receptacle, receptacles to be rated 20 amp.

KITCHEN

(A) Lighting to be on one (1) circuit, dishwasher on one (1) circuit, receptacles shall be on two (2) 20 amp circuits, receptacles to be rated 20 amp. Receptacle to be installed on each counter space wider than twelve (12) inches.

(B) Microwave to be on a separate 20 amp circuit.

GARAGE

(A) One (1) twenty-amp circuit with receptacles rated 20 amp.

(B) One receptacle required for the garage door opener.

(C) Each finished and unfinished wall in garage is to have two (2) 20 amp receptacles on a GFI.

CLOSETS

(A) Closets less than 3-foot depth will need to have approved closet fixtures if light is installed.

BASEMENT

(A) Finished walls to have a receptacle every twelve (12) feet of wall space.

(B) Electrical panel to have a light adjacent to it, within four (4) feet of panel.

GROUND-FAULT CIRCUIT

(A) Bathroom lights over tub in shower stalls to be on GFI. Bar light over sink is contractors option.

(B) Bathrooms, saunas, swimming pools, garages and outside receptacles on ground-fault.

(C) Device box to have proper amount of cubic inches for wires and ground-fault receptacle.

(D) Garage door opener outlet does not have to be on a ground-fault.

(E) 1996 N.E.C. Rules on GFI's for kitchen areas.

(F) GFI receptacles below grade to be on a GFI except laundry, sump pump and central vacuum which have to be single receptacle.

BOXES

(A) Wiring device boxes shall have sufficient cubic inches for wires installed.

(B) Approved metal boxes shall be required for all ceiling boxes in dining room, living room, kitchen, family room, offices, bedrooms and all habitable rooms.

(C) Commercial and industrial bathrooms accessible to the public to have emergency lights installed.

WATER PUMP, FURNACE AND AIR CONDITIONER

(A) Furnace and air conditioner shall disconnect switch for the appliance.

(B) Water pump shall have disconnect switch if not in same room as breaker panel and if over twelve (12) feet from the panel.

MSCCELLANEOUS

(A) All can lights shall be IC or double housing type for residential use.

(B) Electrical contractors will have circuits identified for the final inspection.

(C) Electrical contractors are to have their business identification on the meter socket and on the main breaker panel; example: Name, phone number and house number.

(D) All homes under construction shall have addresses and Lot Numbers visible to inspectors from the road at all times.

NOTE: Lift stations, sewer injector pumps have to be on a 20 amp separate circuit. In waste is used through the system it must have an alarm wired into the circuit to show when power fails. (77 Ill. Admin. Code IDPH Requirements)

MOBILE HOMES

(A) The connection from the distribution panels in a mobile home to the power source shall be made with a proper conduit which has been approved by the Village.

(B) In addition, each mobile home shall have an approved grounding system to the shell and metal framework.

(C) Mobile homes shall conform to all Village and county electrical codes.

(D) Approval of electrical before occupancy.

SMOKE ALARMS

(A) To be installed in hallways, basement areas, on all levels and in all bedrooms and sleeping areas. Smoke alarms are to be hardwired 120 volt interconnected with battery backup. This applies to all residential, multi-family and apartment units. This also includes new construction and new remodeling.

(B) Commercial and industrial to have alarm systems or hardwired 120 volt interconnected battery backup smoke detectors.

(C) New and old multi-family, apartment, commercial and industrial buildings to have emergency lights and exit lights installed where deemed necessary by the Building, Electrical and Fire Department officials.

SECTION 23-38 through 23-51. RESERVED

**ARTICLE IV
MECHANICAL CODE**

SECTION 23-52: THE BOCA NATIONAL MECHANICAL CODE ADOPTED

For the purpose of prescribing regulations governing mechanical systems, that certain document marked and designated as the BOCA National Mechanical Code, eighth edition (1993), as promulgated by Building Officials and Code Administrators International, Inc., is hereby adopted as the Mechanical Code of the Village of Lena, save and except for such portions thereof as may be amended or repealed in this subchapter.

SECTION 23-53: FILE COPIES

Three copies of the BOCA National Mechanical Code, as adopted in Section 23-52, shall be kept on file in the office of the Village Clerk and there kept available for public use, inspection and examination.

SECTION 23-54 through 23-69. RESERVED

**ARTICLE V
MAINTENANCE CODE**

SECTION 23-70: ADOPTION OF PROPERTY MAINTENANCE CODE

That a certain document, three (3) copies of which are on file in the office of the Village Clerk of the Village of Lena being marked and designated as "The BOCA National Property Maintenance Code", 1993, be and is hereby adopted as the Property Maintenance Code of the Village of Lena, in the State of Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, of which 3 copies are on file with the Village Clerk.

SECTION 23-71 through 23-80. RESERVED

**ARTICLE VI
ONE & TWO FAMILY DWELLING CODE**

SECTION 23-81: CODE ADOPTED

The One and Two Family Dwelling Code, 1995, as recommended by the Building Officials and Code Administrators International, Inc. is hereby adopted by reference thereto as though set fourth fully herein and the whole thereof, save and except those provisions as are hereinafter deleted, modified or amended, three copies of which are on file in the office of the Village Clerk of Lena, Illinois for use and examination by the public.

SECTION 23-82 through 23-91. RESERVED

**ARTICLE VII
BOCA NATIONAL FIRE PROTECTION CODE**

SECTION 23-92: CODE ADOPTED

For the purpose of prescribing regulations governing the construction of buildings and procedures for the general safety and protection of the public from fire, smoke, and related hazards, that certain document known as the BOCA National Fire Protection Code, 1996 edition, as promulgated by Building Officials and Code Administrators International, Inc., is hereby adopted as the Fire Code of the Village, save and except for such portions thereof as may be amended or repealed in this subchapter.

SECTIONS 23-93: APPLICATION OF CODE

The BOCA National Fire Protection Code, as adopted in Section 23-92, shall be applicable to all buildings, structures and improvements in the Village.

SECTION 23-94: FILE COPIES

Three copies of the BOCA National Fire Protection Code, as adopted in Section 23-92, shall be kept on file in the office of the Village Clerk and there kept available for public use, inspection and examination.

SECTION 23-95: CONFLICT OF LAWS

(A) In the event of a conflict between any of the provisions of the BOCA National Fire Protection Code, as adopted in Section 23-92 and any provision of these codified ordinances, or any other local ordinance or resolution, the local ordinance shall control.

(B) In the event of a conflict between any of the provisions of such code and a provision of any other technical code adopted or referred to by the Village as a standard, the higher or stricter standard shall control.

SECTION 23-96: VIOLATIONS; ABATEMENT; SEPARATE OFFENSES

(A) No person shall erect, use, occupy or maintain any building or structure in violation of any provision of the BOCA National Fire Protection Code, as adopted in this Article, or cause, permit or suffer any such violation to be committed.

(B) It is the responsibility of the offender to abate the violation as expeditiously as possible, and each day during which such violation is permitted to continue shall constitute a separate offense.

SECTION 23-97: RESPONSIBILITY FOR VIOLATIONS

In the case of a person, firm or corporation employing a contractor, both the employer and the contractor shall be responsible for all violations under this subchapter. For purposes of this subchapter, "employer" shall be defined as anyone contracting for the performance of work for hire, whether the person so employed is deemed an employee, independent contractor, agent, or otherwise.

SECTION 23-98 through 23-109. RESERVED

**ARTICLE VIII
ILLINOIS BOILER AND PRESSURE VESSEL SAFETY ACT**

SECTION 23-110: ACT ADOPTED

For the purpose of prescribing regulations governing the installation, construction, alteration, repair and maintenance of boilers, except such boilers as are exempt under the code, that certain document known as the State of Illinois, Office of the State Fire Marshal, Division of Boiler and Pressure Vessel Safety, Boiler and Pressure Vessel Safety Act and Rules and Regulations, 1992 edition, as formulated and published by authorization of the State Board of Boiler and Pressure Vessel Rules, is hereby adopted, save and except for such portions thereof as may be amended or repealed in this subchapter.

SECTION 23-111: APPLICATION OF ACT AND RULES AND REGULATIONS

The Boiler and Pressure Vessel Safety Act and Rules and Regulations, as adopted in Section 23-110, shall apply to the installation, construction, maintenance and repair of all boilers covered by such Act and Rules and Regulations. The construction, installation, maintenance and repair of all boilers exempt under such Act and Rules and Regulations shall be governed by the pertinent provisions of Sections 23-17 through 23-33, and the Illinois Plumbing Code, as adopted therein, shall apply to and govern the installation, repair and maintenance of all water or steam lines, for heat distribution purposes, connected to a water or steam boiler, whether such boiler is subject to, or exempt from, the Act and Rules and Regulations.

SECTION 23-112: FILE COPIES

Three copies of the Boiler and Pressure Vessel Safety Act and Rules and Regulations, as adopted in Section 23-110, shall be kept on file in the office of the Village Clerk, and there kept available for public use, inspection and examination.

SECTION 23-113 through 23-124. RESERVED

**ARTICLE IX
PERMITS AND FEES**

SECTION 23-125: PERMIT REQUIRED

No person shall perform any construction, installation, repair or maintenance for which a permit is required as provided in this Building Code without an appropriate permit being used.

SECTION 23-126: PERMIT APPLICATIONS; PAYMENT OF FEES

Before any permit is issued, the applicant shall submit to the Building Inspector, on appropriate forms, a detailed statement of the specifications and other information, including cost estimates, as the Building Inspector may reasonably require. The application shall also set forth the name of the owner, the address of the property and the name of the contractor. The full permit fee shall be paid at the time of filing the application.

SECTION 23-127: ISSUANCE OF PERMIT

If the Building Inspector determines that the application is in proper form and that the plans and specifications are in accordance with the applicable ordinances and statutes, the Building Inspector shall issue the permit. No permit shall be issued if the applicant is delinquent in other fees or monies owing to the Village. If a permit is denied, the Building Inspector shall state in writing the specific reasons why the permit is denied.

SECTION 23-128: DURATION OF PERMITS

A permit shall be effective for one year from its date of issuance only, unless a longer time is granted in the permit. Commencement of work shall be made within one year. For any construction, erection, enlarging, remodeling, altering or repairing of any wall, structure, building or part thereof for which a permit is required and for which the permit fee is \$15.00 or less, the exterior of the project shall be fully completed within one year after commencement of the work, provided that if such work is not completed within the one-year time period, and if application is made, a second permit may be issued granting an additional year from the date of issuance for such completion.

SECTION 23-129: COMPLIANCE REQUIRED

All work under a permit shall comply strictly with the terms of the permit, with the application, plans, specifications and other data upon which the permit is based and with the applicable provisions of this Building Code.

SECTION 23-130: ISSUANCE OF PERMITS NOT AN APPROVAL OF VIOLATIONS

The issuance of a permit shall not be construed as approval or waiver of any violation of this Building Code or any other law. It shall not be the responsibility of the Building Inspector to review the application for compliance with any applicable zoning regulation.

SECTION 23-131: AMENDMENTS TO PLANS AND SPECIFICATIONS AFTER PERMIT ISSUANCE; SUPPLEMENTARY PERMITS

If it is found necessary to make any changes to the plans and specifications upon which a permit has been issued, amended plans and specifications shall be submitted and a supplementary permit may be issued to cover the change. No person, other than the Building Inspector, shall change or alter the wording of any permit.

SECTION 23-132: TRANSFER OF PERMITS

Permits shall not be assignable or transferable without the written consent of the Building Inspector, either as to property for which they are issued or as to the permittee to whom they are issued.

SECTION 23-133: FEE EXEMPTIONS

(A) *Tax supported or tax exempt organizations.* Work performed for any tax supported or tax exempt organization shall be exempt from the payment of a permit fee as required in the Building Code.

(B) *Emergencies.* In an emergency, when the situation demands immediate action for the protection of life or property, and obtaining a permit prior to the construction, installation or repair is impossible, any contractor may start such work without first obtaining a permit. However, the contractor shall make application for and obtain such permit as soon as possible, and in no event later than three days after the work is performed.

(C) *Minor repairs.* No permit shall be required for minor repairs or alterations which do not involve structural changes, installation of new units or connections and which do not exceed \$100.00 as the price charged the owner.

SECTION 23-134: BUILDING PERMIT FEES

(A) The fees to be charged for building permits shall be based on the following schedule:

New House.....	\$90-\$300
New Commercial.....	\$150-\$500
Garages.....	\$30-50
Utility sheds.....	\$10
House addition.....	\$30
Commercial addition.....	\$150-\$250
Demolish.....	\$10
Decks, patio, porch, signs.....	\$10
Driveways, retaining walls.....	\$10
Driveway pillar.....	\$10
Fence.....	\$10

(B) The building square footage for determining fees shall be:

(1) House

0-1000.....	\$ 90
1001-1500.....	\$125
1501-2000.....	\$150
2001-3000.....	\$200
Over 3000.....	\$300

(2) Garage

0-550.....	\$30
Over 551.....	\$50

(3) Commercial

0-5000.....	\$150
5001-15,000.....	\$250
15,001-30,000.....	\$350
Over 30,000.....	\$500

(4) Commercial addition

0-5000.....	\$150
Over 5000.....	\$250

**ARTICLE XIII
DANGEROUS BUILDINGS**

[GET CITY OF ROCKFORD CODE]

**ARTICLE XIX
ADMINISTRATION AND ENFORCEMENT**

[REFERENCE ACCORDING TO ILCS]