

CHAPTER 24
BUILDING CODE

24.01 BUILDING CODES

(a) "The 2015 International Building Code" as published by the International Code Council, Inc. is hereby adopted as the Building Code of the City with the following changes, additions or insertions:

Section 101.1, insert "City of Hickory Hills".

Section 101.4.3, change the words "International Plumbing Code" to "Illinois Plumbing Code". Change the last sentence to read "Private sewage disposal systems are prohibited". Add the following sentence: "Whenever the International Plumbing Code is referenced, the reference shall be to the Illinois Plumbing Code".

Section 102.4, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the City, the most stringent provisions shall be applied unless the building official otherwise determines".

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section 105.2, delete paragraph 1, 2, 4, and 6 under Building.

Section 109.4, add the following to read "The additional fee for commencing work without obtaining the necessary permits shall be \$50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued".

Section 113.1, delete the last two sentences and add "The board of appeals shall be the City Council".

Section 113.2, change the last sentence to read "The board shall have the authority to waive the requirements of this Code for due cause in hardship situations, which decision to waive shall not be subject to further appeal".

Section 114.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code".

Section 903.2, add the following: "Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code."

Section 1209.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."

Section 1209.3, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section 1612.3, change the second sentence to read "The flood hazard map shall be the most recent flood insurance rate map issued by the Federal Emergency Management Agency, as amended from time to time".

Section 1807.1, add the following, "All foundations and foundation walls shall be concrete foundations and no other materials may be used."

Section 1807.1.3, delete in full.

Section 1807.1.4, delete in full.

Section 1807.1.5, add the following, "Masonry foundation walls are not permitted."

Section 1809.9, delete in full.

Section 1809.12, delete in full.

Section 3412.2, insert "January 1, 1950".

The following Appendixes are hereby declared to be mandatory: Appendix D, Appendix F, Appendix G, Appendix I, Appendix J, Appendix K

Appendix D, Fire Districts, Section D101.1, change first sentence to read "The fire district shall include all territory within the City".

Appendix F, Rodentproofing, Section F101.6, delete in full.

Appendix H, Signs, is hereby adopted, but nothing therein shall permit the erection or maintenance of any sign unless permitted by the zoning ordinance.

Appendix K, Administrative Provisions, Section K101.1, is changed by adding a sentence to read "The Chicago Electrical Code shall apply within the City and shall be the electrical code and govern all electrical installation and maintenance".

(b) The "2015 International Residential Code", as published by the International Code Council, Inc. is hereby adopted as the International Residential Code (for One- and Two-Family Dwellings) of the City with the following changes, additions or insertions:

Section R101.1, insert "City of Hickory Hills".

Section R102.4, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the City, the most stringent provisions shall be applied unless the building official otherwise determines".

Section R103.1, delete in full.

Section R103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section R105.2, delete paragraph 1, 2, 3, and 5 under Building.

Section R108.6, add the following to read "The additional fee for commencing work without obtaining the necessary permits shall be \$50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued."

Section R112, delete in full. All appeals shall be taken as provided in the Building Code.

Section R113.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code."

Table R301.2, Insert, "The building official shall determine the applicable criteria from the referenced tables and figures."

Section R401.2, insert "All foundations and foundation walls shall be poured concrete and no other materials may be used."

Section R404.1.2, delete in full.

Section R402.1, delete in full.

Section R402.3, delete in full.

Section R403.1, add the following, "All footings shall be poured concrete footings and no other materials may be used."

Section R404.1, add the following, "All foundation walls and retaining walls shall be poured concrete and no other materials may be used."

Section R404.1.1, delete in full.
Section R404.1.8, delete in full.

Section R404.2, delete in full.

Section R404.5, delete in full.

Section R408.4, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."

Section R807.1, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section P2603.6.1, delete in full as private sewage disposal systems are not permitted.

Section P2904.1, add the following: "Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code."

Part VII - Plumbing. Only methods, materials, construction and systems allowed by the Illinois Plumbing Code are permitted.

Part VIII - Electrical. Only wiring methods, materials, construction and systems allowed under the Chicago Electrical Code are permitted.

The following Appendixes are hereby declared to be mandatory: Appendix A, Appendix B, Appendix C, Appendix D, Appendix G, Appendix H, Appendix J, Appendix K, Appendix M, Appendix N and Appendix P.

24.02 BUILDING PERMIT FEES

The fees to be charged for building permits for erecting, altering, repairing, or adding to buildings or structures shall be as follows:

- (a) The fees for building permits shall be as follows:
 1. for single-family and multi-family residential structures the fee shall be \$20 per \$1,000 of "construction cost" with a minimum of \$250;
 2. for all other structures the fee shall be \$30 per \$1,000 of "construction cost" with a minimum of \$500; and
 3. the building permit fee does not include inspection fees, plan examination fee, engineering fee, occupancy permit fee and water/sewer connection fees.
- (b) The fee to renew a building permit which has expired for failure to complete construction within 1 year or the failure to commence construction within 6 months shall be an additional fee of 5 percent of the original building permit fee for each month construction continues after the above periods.
- (c) For remodeling or additions, the plan examination fee shall be \$150 for an existing single-family residential structure and \$300 for all other existing structures. For new construction, the plan examination fee shall be \$250 for single-family residential structures and \$500 for all other structures.
- (d) The building permit fee for detached garages shall be \$300 which includes all costs for inspection and occupancy.
- (e) The permit fee for a new driveway or extension of existing driveway shall be \$60.
- (f) The permit fee for a utility or storage shed shall be \$25.
- (g) The permit fee for demolition of a primary structure shall be \$300 and the permit fee for the demolition of an accessory structure shall be \$100.
- (h) The permit fee for a fence shall be \$25.
- (i) The permit fee for a removal and replacement of curb and gutter adjacent to any driveway shall be \$40.

The term "construction cost" means the reasonable value of all services, labor, materials, and use of scaffolding and other devices entering into and necessary to the prosecution and completion of the work ready for occupancy. The construction cost is provided by the permittee subject to final approval of the Building Commissioner. The construction cost does not include City permit and other fees. The Building Commissioner may use construction cost data from RSMeans to determine "construction cost". Prior to the issuance of a certificate of occupancy or occupancy permit, the Building Commissioner may require that the permittee submit a sworn contractor's statement showing the actual cost of construction which shall be used to determine the construction cost.

24.03 ADDITIONAL FEES

- (a) No person shall dig, excavate for or install any water line or sewer line on the dedicated public right-of-way. All such work shall be done by the City plumber at rates authorized by the City.

(b) The fees to be charged for a permit to tap or otherwise make a connection to any water line shall be established by the Building Commissioner and set forth on a schedule. Fees shall include a charge for a water meter, which water meter shall remain the property of the City. In addition, a fee shall be charged for making the actual tap, including digging, backfilling, corporation stop, roadway, B box installed, and cutting and repairing of street and right-of-way. Said fee shall be based upon the size of connection and the distance of installation. Fees for auguring shall be extra and stated separately.

(c) The fees to be charged for a permit to tap or otherwise make a connection to any sewer line shall be established by the Building Commissioner and set forth on a schedule. Fees shall include a charge for making the actual tap, cut in tee or coring hole, digging, backfilling, and cutting and repairing of street and right-of-way.

24.04 BUILDING INSPECTION FEES

A building inspection fee of \$50 is established for each building inspection.

24.05 BOND REQUIRED

(a) **Generally.** The following bonds shall be deposited, in cash, with the city before a building permit or plumbing permit is issued which requires said bonds. The bond inspection fee is for inspection of the site and is not refundable. The cash bonds shall be refunded after the operating departments have inspected the site and have certified that all requirements of this chapter have been complied with by the permittee, except in the case of restoration or repair of streets or other public property. The cash bonds shall not be refunded if work remains to be completed by the permittee to meet the requirements of this chapter. If the permittee refuses or is unable to complete the work, the city shall send written notice to the permittee at his address listed on the permit that work remains to be done. If the work is not satisfactorily completed within 30 days after notice, the city shall cause the work to be completed, payment for said work to be deducted from the cash bonds and any remainder refunded to the permittee. In cases involving the repair or restoration of the street or public property to its condition prior to the opening, the city shall do all the work, and the cost thereof, together with the sum of 25 percent for overhead, shall be deducted from the cash bond on deposit and the balance returned to the depositor. In the case of public utilities, the city shall do all the work and the public utilities billed on the same basis for the work done. If the bonds are not sufficient to cover the payment, the full amount of the bonds shall be used or be forfeited and the permittee shall be billed for the difference. All bonds shall remain on deposit for a minimum period of two years, except bonds issued under subsection (b)(1) and (2) below, which bonds shall be refundable within 30 days after the certificate of occupancy is issued.

(b) **Single-Family Buildings.** For new construction, the general contractor shall deposit a \$3,000 cash bond for each single family residence being constructed, which bond shall cover the drainlayer and plumbing contractor, lot grading, landscaping, required tree in parkway, restoration of parkway, and repair of street, curb, gutter and sidewalk. The Building Commissioner may waive or reduce the amount of the cash bond where the public improvements (sanitary sewer, water, storm sewer and streets) are being installed by the developer of a subdivision where a letter of credit has been provided.

(c) **Multi-Family Buildings.** For new construction, the general contractor shall deposit a cash bond in the sum of \$5,000 for each multi-family building. The bond covers the drainlayer and plumbing contractor.

(d) **Commercial and Industrial Buildings.** For new construction or for substantial remodeling, the general contractor shall deposit a cash bond in the sum of \$5,000 for each commercial and industrial building. The bond covers the drainlayer and plumbing contractor.

(e) **Applicability.** The above bonds as required in subsections (a) through (d) shall only apply in cases of new construction. In all other cases the required surety bond must be in effect for each contractor as set forth in this code.

(f) **Temporary Occupancy Permit.** In cases where weather prohibits the completion of certain work to be performed on the public right-of-way for public improvements, or other improvements outside of the structure on private property, the Building Commissioner may issue a temporary occupancy permit providing that everything except the above is completed. A cash bond in the amount of 125 percent of the cost of the improvements as determined by the city shall be posted.

(g) **Forfeiture of Bond.** In the event that there is noncompliance with the terms or conditions of a cash bond, the cash bond shall be forfeited to the City if such noncompliance shall continue for a period of 6 months after written notice is provided detailed the noncompliance. Any cash bond which has not been refunded within 3 years after deposit shall be forfeited to the City except in cases where the Building Commissioner extends such date because of the unexpected delays in construction.

24.06 TIME LIMITATIONS FOR BUILDING PERMITS

(a) Construction of any building for which a building permit has been issued must be started within 6 months of the date of the issuance of the permit.

(b) Construction of any building for which a building permit has been issued must be completed within two years of the date of the issuance of the permit.

(c) If the holder of any building permit fails to comply with the provisions of this section, the permit shall be null and void.

(d) The Building Commissioner shall send notice in writing to the holder of any such building permit at least 30 days prior to the expiration of such permit of the impending expiration.

24.07 FENCES

(a) It shall be unlawful for any person to build, construct or erect any fence within the city without a fence construction permit from the Building Commissioner. The application for a fence construction permit shall be accompanied by a sketch showing the proposed location of the fence in relation to lot lines, and existing permanent improvements, the type of construction, the material to be used, and the proposed height of the fence.

(b) A fence is defined as a man-made structure forming a barrier which is not a part of any building or structure, and is more than two feet in height over existing grade.

(c) Every fence shall be designed and constructed to resist a horizontal wind pressure of not less than twice that required for buildings as set forth in the Building Code.

(d) **Residential Requirements.** The maximum fence height in a residential use district shall not exceed 6 feet between buildings, and shall not exceed 6 feet in height in the rear yard behind the building, and shall not exceed 3 feet in the front yard setback. All height dimensions shall be measured from the established grade to the topmost section of the fence. A gate or opening shall be provided in all fence enclosures. Any suitable construction material may be used for a fence except: chicken wire, square welded mesh wire, barbed wire, electrically charged wire, temporary snow fence, or solid concrete block, or be topped with sharp-edged material except that this shall not be construed to prohibit picket fences. All fences in the front-yard setback shall be of chain-link or other "clear vision" material. The entire length of the fence shall be constructed of the same or harmonious material.

(e) All fences shall be constructed so that the posts are not located on the outside thereof in relation to the property on which the fence is being constructed.

24.08 SMOKE DETECTORS

(a) Smoke detectors on new construction of residential units or all units having mixed occupancy with residential units in the City of Hickory Hills shall be equipped with approved smoke detectors in the manner described in this section.

(b) At least one approved smoke detector shall be installed on each living level in every single family residential unit and in each unit of multi-family dwelling units including the residential units contained in buildings of mixed occupancy with commercial zoning classifications or other zoning classifications. The smoke detectors shall be installed on the ceiling and at least 6 inches from any wall located 6 to 12 inches from the ceiling and within 15 feet of all rooms used for sleeping purposes.

(c) All multi-dwelling buildings and buildings of mixed occupancy having any residential units shall contain not less than one approved smoke detector at the uppermost ceiling of all interior stairwells. All approved smoke detectors herein required shall be installed on the ceiling at least 6 inches from the wall or a wall located 6 to 12 inches from ceilings.

(d) Smoke detectors shall be approved by Underwriters Laboratory Inc. All approved smoke detectors shall be permanently wired to the electric service of each dwelling.

(e) In all instances where a building permit is required and issued for remodeling of any main structure which contains a residential unit and the cost of the remodeling shall exceed \$500, then the provisions of this section shall be applicable, except that the smoke detector may be of a battery type, and such structure shall be required to be equipped with a smoke detector as provided for in this section.

(f) The provisions of this section shall also be applicable to buildings which contain an automatic sprinkling system throughout.

24.09 EXTERIOR WALLS, INDUSTRIAL AREAS

All new construction in the I-1 Industrial Zoning Classification in the City of Hickory Hills shall have at least 70 percent of the exterior walls constructed of solid masonry or of brick veneer with at least one course of face brick as approved by the Building Department.

24.10 EXCAVATIONS, GRADING, DUMPING, AND FILLING

It shall be unlawful for any person or the owner of a property to allow any excavation, dumping, grading, filling or change in the contour of any property without securing a permit from the city. The fee for such permit shall be \$25 unless the work is done in conjunction with a building permit issued for the property, in which case there shall be no permit fee.

All grades shall be established by the Building Commissioner. No grading will be allowed which causes flooding or drainage onto adjacent properties or impedes the natural flow of water. If the Building Commissioner determines that such prohibited acts will occur, the owner will be required to install the necessary internal drainage structures or other construction to protect others.

24.11 FOUNDATIONS

It shall be unlawful for any person to use a wood foundation in any construction.

24.12 GARAGES

All attached garages in residential zoning districts shall not exceed 900 square feet or more than 3 garage spaces. All detached garages in residential zoning districts shall not exceed 900 square feet in area, have more than 3 garage spaces, nor have a garage door opening exceeding 8 feet in height. The height of a detached garage shall not exceed 16 feet or the height of the main building on the zoning lot, whichever is lesser, but the height of the garage may be at least 12 feet in any event. Only one detached garage shall be allowed for each single family dwelling or on any one residential zoning lot.

No garage shall be located closer than 10 feet to any structure located on the lot. No garage shall be erected within 3 feet of any side yard lot line, within 5 feet of any rear yard lot line, within 15 feet of any street or in such a manner that any portion of the garage extends past the front of the principal structure on the lot.

24.13 UTILITY AND STORAGE SHEDS

No utility or storage shed shall exceed 192 square feet in area, 12 feet in height, or have a wall which exceeds 8 feet in height. All sheds shall be erected on a permanent concrete or a treated wood floor to which they shall be bolted or otherwise attached. All sheds must comply with the setback requirements set forth in Section 24.08 for garages. Only one storage or utility shed shall be allowed for each single family dwelling or on any one residential zoning lot. All sheds shall be located only to the rear of the principal building on the premises.

24.14 GARBAGE AND REFUSE FACILITIES

All buildings, except single family dwellings, shall have a fenced in or otherwise shielded area for all garbage and refuse containers where the same are visible from the street or from a window of another building.

24.15 AUTOMATIC SPRINKLER SYSTEMS

(a) **New Construction and Additions.** All newly constructed structures (including additions to existing structures other than in Residential Group R) in Assembly Group A, Business Group B, Educational Group E, Factory Industrial Group F, High-Hazard Group H, Institutional Group I, Mercantile Group M, Residential Group R and Storage Group S shall have an automatic sprinkler system installed conforming to the following requirements:

1. Automatic sprinkler systems (except in Residential Group R structures) shall be designed and installed in accordance with NFPA 13 (Installation of Sprinkler Systems), 2013 Edition, and Section 903.3 of the International Fire Code, 2012 Edition.

2. Automatic sprinkler systems for single family residences, 2-family residences and attached townhouses where no portion of a dwelling unit is located above or below any portion of another dwelling unit shall be designed and installed in accordance with NFPA 13D (Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes), 2012 Edition, provided further that sprinklers shall not be required in bathrooms, clothes closets, linen closets and pantries (regardless of size) where the walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220 (Standard on Types of Building Construction), 2012 Edition.

3. Automatic sprinkler systems for Residential Group R (excluding single family residences, 2-family residences and attached townhouses where no portion of a dwelling unit is located above or below any portion of another dwelling unit) shall be designed and installed in accordance with NFPA 13R (Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height), 2010 Edition, provided further that sprinklers shall not be required in bathrooms, clothes closets, linen closets and pantries (regardless of size) where the walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220 (Standard on Types of Building Construction), 2012 Edition.

4. Automatic sprinkler systems shall be installed in accordance with manufacturers' recommendations and must be connected to the City water supply system through an approved backflow prevention device.